



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**264 Caouette Crescent
Fort McMurray, Alberta**

MLS # A2124582



\$234,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	2,117 sq.ft.	Age:	2009 (15 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Front Yard, Standard Shaped Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 270
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH
Foundation:	Pillar/Post/Pier	Utilities:	-
Features:	Breakfast Bar, Jetted Tub, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: As is, where is.

Welcome to 264 Caouette Crescent, where comfort and convenience meet in this spacious family home. With 4 bedrooms and 3 full baths, there's ample space for your growing family. Step inside to find a welcoming entryway complete with a closet for easy organization. The living room boasts large windows that flood the space with natural light, and a cozy corner gas fireplace adds to the inviting atmosphere. In the kitchen, you'll discover a breakfast bar, track lighting, and a spacious pantry, making meal prep a breeze. Adjacent to the kitchen, the laundry room provides access to a 6' x 23' bonus room with a separate entrance, offering versatility and extra space for various needs. The primary bedroom is a retreat of its own, featuring a 3-piece ensuite and a sizeable closet. Another bedroom on this side of the home has its own 4-piece ensuite and walk-in closet. Two additional generous-sized bedrooms towards the front of the home, each with its own walk-in closet, share a convenient 4-piece main bathroom. Outside, a spacious deck awaits for outdoor enjoyment, while a driveway out front provides convenient parking. Located across from Syncrude Athletic Park and surrounded by various amenities, this property offers the perfect blend of comfort and accessibility. Don't miss out on this amazing opportunity to own this home that has tons of potential. Check out the photos, floor plan and 3D tour, and call today to book your personal viewing.