

# \$179,500 - 197 Caouette Crescent, Fort McMurray

MLS® #A2239405

**\$179,500**

3 Bedroom, 1.00 Bathroom, 1,142 sqft

Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

\*\*\*\*\* \$5,000 \*\*\*\*\* REBATE Offered by seller for improvements to the first buyer to offer on this property, offer expires 31 July, 2025. \*\*\*  
CALLING ALL BOYS & GALS WITH TOYS!

Perfect starter home! Looking for a 3 bedroom, 1 bath home? This home is priced to sell and is nestled around schools, Syncrude Park, bus routes, shopping and all amenities. A must to add to your shopping list, This one is sure to please the most discerning of buyers. Imagine cooking dinner for your family and entertaining them in your spacious living room or just hanging out on movie night. There 3 bedrooms that are great for the kids or guests.

Outside you will discover a huge deck / front porch to hang out for your summer BBQs. Enjoy a gardeners delight with apple tree and raspberry bushes! Need parking or RV storage? Look no further this lot can park up to 7 vehicles and is fenced in for the kids. The low condo fees include water, sewer, garbage, and maintenance for the common property (roads, underground services). Hot water tank replaced 2020. The exterior of the home has been updated over the last few years. There are 2 sheds for extra storage. ACT FAST! Call today and start packing!

Built in 1982

## Essential Information

MLS® # A2239405

Price \$179,500



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,142
Acres	0.10
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	197 Caouette Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K2H9

### Amenities

Amenities	None
Parking Spaces	4
Parking	Off Street

### Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	None
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Block

### Additional Information

Date Listed	July 12th, 2025
Days on Market	57
Zoning	RMH

## **Listing Details**

Listing Office	RE/MAX Connect
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