

\$344,500 - 153 Caldwell Crescent, Fort McMurray

MLS® #A2241186

\$344,500

3 Bedroom, 3.00 Bathroom, 1,134 sqft
Residential on 0.15 Acres

Thickwood, Fort McMurray, Alberta

Charming & Affordable Bi-Level in Quiet
Thickwood

Welcome to 153 Caldwell Crescent – an excellent opportunity to own a well-laid-out bi-level home in the quiet and established neighbourhood of Thickwood. Offering 1,134 sq ft of living space, 3 bedrooms, and 2.5 bathrooms, this home is ideal for buyers seeking affordability, space, and future potential.

Step inside to a spacious entryway that leads into a bright living room, featuring large windows, durable laminate flooring, and a cozy wood-burning fireplace with an attractive stone surround. The adjoining kitchen and dining area are functional and welcoming, with wood-toned cabinetry, laminate countertops, lino flooring, and convenient back door access to the rear deck – perfect for enjoying warm summer evenings.

The main level features a spacious primary bedroom with a private 2-piece ensuite, along with an additional bedroom and a 4-piece main bathroom. The fully developed basement adds valuable living space with a third bedroom, a large rec room with a wet bar, and a 3-piece bathroom – ideal for entertaining or extended family stays.

Situated on a generous 6,458 sq ft lot, this home offers mature trees in both the front and backyard, adding privacy and natural beauty.



The property also includes an attached driveway and a single-car garage for added convenience.

Located just steps from the Birchwood Trail system and nestled in one of Fort McMurray's most peaceful neighbourhoods, this property offers a rare combination of value and potential. With a little TLC and cosmetic updating, 153 Caldwell Crescent can truly become a place to call home.

Don't miss out - book your private viewing today!

Built in 1980

Essential Information

MLS® #	A2241186
Price	\$344,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,134
Acres	0.15
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	153 Caldwell Crescent
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K1G4

Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	None
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	July 17th, 2025
Days on Market	3
Zoning	R1

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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