

# \$237,500 - 128 Caouette Crescent, Fort McMurray

MLS® #A2242409

**\$237,500**

3 Bedroom, 2.00 Bathroom, 1,164 sqft

Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 128 Caouette Crescent! This well maintained 3 bedroom, 2 bathroom mobile home is packed with features for comfortable and stylish living in the heart of Timberlea. The spacious living room welcomes you with well maintained hardwood floors, crown molding, and a cozy built in corner electric fireplace that adds both charm and warmth. The kitchen is bright and functional, featuring an abundance of cabinetry, white countertops, a large walk-in pantry, and an eating area spacious enough to fit a full 6 seat dining table. Perfect for family meals or entertaining guests.

The primary suite offers a private retreat with a walk-in closet and a 4 piece ensuite complete with a luxurious jetted tub. On the opposite end of the home, two additional bedrooms and a second full bathroom provide space and privacy for kids, guests, or a home office.

Step outside to enjoy a two tiered deck ideal for summer BBQs or peaceful evenings. At the back of the property, you'll find a fully finished 14x18 heated, wired, and insulated "man/women cave" or workshop, giving you the perfect space to unwind or dive into your hobbies. A double gated entry allows for easy access to haul in your toys or trailers, and there is parking in front of the gate for 3-4 vehicles making this property perfect for entertaining or accommodating a busy household.



Notable updates include a new hot water tank (2022), shingles (2022), brand new furnace (2009) and new furnace chimney (2022). The home is fully heat traced underneath for peace of mind during the winter months and features central air conditioning to keep you cool in the summer. Water is included in the condo fees, adding to the affordability and ease of ownership.

Located close to Syncrude Athletic Park, the splash park, skate park, and scenic walking trails, this home offers both convenience and community. This property truly checks all the boxes. Donâ€™t miss your chance to call it home!

Built in 1996

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2242409                |
| Price          | \$237,500               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,164                   |
| Acres          | 0.10                    |
| Year Built     | 1996                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 128 Caouette Crescent |
| Subdivision | Timberlea             |
| City        | Fort McMurray         |
| County      | Wood Buffalo          |
| Province    | Alberta               |
| Postal Code | T9K 2H5               |

## Amenities

|                |             |
|----------------|-------------|
| Amenities      | Playground  |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Interior Features | Laminate Counters, See Remarks, Vaulted Ceiling(s) |
| Appliances        | See Remarks                                        |
| Heating           | Forced Air                                         |
| Cooling           | Central Air                                        |
| Basement          | None                                               |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Other                               |
| Lot Description   | Level, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                     |
| Construction      | Vinyl Siding                        |
| Foundation        | Piling(s)                           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 89              |
| Zoning         | RMH             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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