

# \$110,000 - 173 Caouette Crescent, Fort McMurray

MLS® #A2231745

## \$110,000

3 Bedroom, 2.00 Bathroom, 1,456 sqft

Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

Excellent three bedroom starter home that offers very affordable monthly living. Approximately 1,000 to 1200 a month depending on down payment. The third bedroom is an addition with its own rec room for a possible tenant?? The layout of the mobile home has a four-piece bathroom at each end. The kitchen is very spacious with french glass doors opening to the deck. Master bedroom has owned unsweet. Located in timberlea close to all Recreation, shopping, and school facilities. Living room has the added bonus of a corner fireplace!

Built in 1984

## Essential Information

MLS® #	A2231745
Price	\$110,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,456
Acres	0.11
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

## Community Information



Address	173 Caouette Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2H9

### Amenities

Amenities	Laundry
Utilities	Electricity Available, Natural Gas Available, Garbage Collection, Phone Available, Cable Available, Fiber Optics Available, High Speed Internet Available
Parking Spaces	2
Parking	Driveway, 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, Level, Cleared, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Manufactured Floor Joist, Shingle Siding, Wood Frame, See Remarks
Foundation	Piling(s)

### Additional Information

Date Listed	June 20th, 2025
Days on Market	9
Zoning	RMH

### Listing Details

Listing Office	RE/MAX Connect
----------------	----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.