

# \$314,900 - 140 Caouette Crescent, Fort McMurray

MLS® #A2259854

**\$314,900**

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

BRAND NEW 2024 HOME THAT COMES WITH FULL WARRANTY!! 3 BEDS/2 FULL BATHS!!! Canadian Built & Owned Manufacturers. Modern kitchen with All SS appliances, full kitchen tile backsplash, pantry. NO carpet home!! Huge master bedroom with walk in closet and full ensuite. Ensuite includes oversized oval tub. Home is equipped with HVR air exchanger,, vaulted ceilings. Outside you will find lots of parking!! Parking for all your toys or RV. A must see home!!! Call today to book your showing. Listing agent is related to the seller.

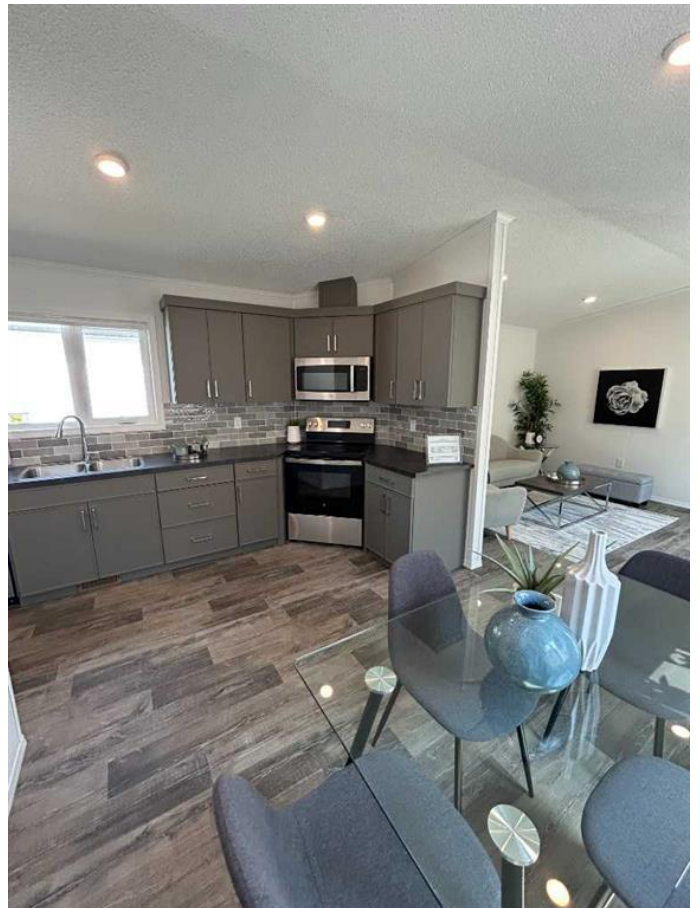
Directions:

Built in 2024

## Essential Information

MLS® #	A2259854
Price	\$314,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.10
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

## Community Information



Address	140 Caouette Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K2H5

### Amenities

Amenities	Park, Playground, Snow Removal, Trash
Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Laminate Counters, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block

### Additional Information

Date Listed	September 24th, 2025
Days on Market	1
Zoning	RMH

### Listing Details

Listing Office	COLDWELL BANKER UNITED
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