

\$329,900 - 108 Caldwell Crescent, Fort McMurray

MLS® #A2224404

\$329,900

5 Bedroom, 2.00 Bathroom, 984 sqft

Residential on 0.09 Acres

Thickwood, Fort McMurray, Alberta

Renovated from Top to Bottom â€” Move-In Ready with Separate Entrance! Welcome to 108 Caldwell Crescent. This beautifully renovated home offers everything you need â€” and more. From the moment you walk in, you'll love the spacious living room that flows seamlessly off the front entrance, leading into a bright kitchen featuring newer countertops, stainless steel appliances, and a brand-new sink and faucet. The main level boasts three comfortable bedrooms, including a well-sized primary bedroom, and a completely renovated 4-piece bathroom, and of course a laundry closet just for the main level. Enjoy peace of mind with brand new flooring, baseboards, ceiling texture, fresh paint, interior doors and hardware, and modern light fixtures that elevate every room. The basement has a SEPARATE ENTRANCE! Head downstairs to a fully finished basementâ€”perfect for extended family or potential suite setup. It includes two additional bedrooms with brand-new windows, another fully updated 4-piece bathroom, and a large rec area equipped with a counter and dishwasher, ideal for a secondary kitchen or wet bar.

Thereâ€™s also separate laundry with a washer and room for a dryer. The basement has under-stair storage, a BRAND NEW FURNACE AND HOT WATER TANK, and of course similar upgrades to main level which includes new ceiling texture, light fixtures, flooring, baseboard, and paint throughout. Outside, youâ€™ll appreciate the ample



parking, and fenced landscaped yard which allows potential for a detached garage (subject to RMWB approval). Call now for your personal showing.

This turn-key property won't last long"book your showing today!

Built in 1980

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2224404 |
| Price | \$329,900 |
| Bedrooms | 5 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 984 |
| Acres | 0.09 |
| Year Built | 1980 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Side by Side, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 108 Caldwell Crescent |
| Subdivision | Thickwood |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K1G2 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 4 |
| Parking | Driveway, Front Drive, See Remarks, Stall, Asphalt |

Interior

| | |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, See Remarks, Separate Entrance |
| Appliances | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |

| | |
|--------------|---------------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, |

Exterior

| | |
|-------------------|-----------------------|
| Exterior Features | Private Entrance |
| Lot Description | Back Yard, Landscaped |
| Roof | Asphalt Shingle |
| Construction | Concrete |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 26th, 2025 |
| Days on Market | 38 |
| Zoning | R2 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|



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