

# \$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	Cable Available, Electricity Available, Fiber Optics Available, Garbage Collection, High Speed Internet Available, Natural Gas Available, Phone 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	Cleared, Landscaped, Level, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Shingle Siding, Wood Frame, Manufactured Floor Joist, See Remarks
Foundation	Piling(s)

### Additional Information

Date Listed	June 20th, 2025
Days on Market	12
Zoning	RMH

### Listing Details

Listing Office	RE/MAX Connect
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