



GRASSROOTS
REALTY GROUP

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**284 Caouette Crescent
Fort McMurray, Alberta**

MLS # A2294308

\$239,900



Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,208 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 330
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions:	NA
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Welcome to easy, affordable living in a great Timberlea location. This well-maintained 3 bedroom, 2 bathroom mobile home is located just steps from Syncrude Athletic Park, making it a fantastic option for families or anyone looking for a comfortable home in a convenient area. Inside, you’ll find a bright, open-concept layout with updated flooring and a spacious living room that feels welcoming from the moment you walk in. The kitchen is designed for everyday living, featuring white cabinetry, a functional island bench, and plenty of storage. The primary bedroom offers a quiet retreat with a built-in closet and a 4-piece ensuite complete with a corner tub. Large windows in the ensuite create a warm and relaxing atmosphere you will enjoy coming home to. And for your peace of mind - The furnace, air conditioning and hot water tank were replaced in 2024. Outside, the fully fenced yard provides privacy and space to enjoy, while the deck is perfect for entertaining during the summer months. The single detached garage, complete with a wood fire heater, adds extra value and versatility. If you’re looking for a practical, well-located home with room to grow, this is one you won’t want to miss.