



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**189 Caouette Crescent
Fort McMurray, Alberta**

MLS # A2305792



\$274,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,121 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	3
Garage:	Front Drive, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	In Floor, Floor Furnace	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 330
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH
Foundation:	Other	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Central Air, Shed, Ceiling fans (4)

With over 2,000 sq ft of living space, this mobile home is truly a rare find with a BASEMENT (added in 2006)—offering exceptional value and a layout you don’t see every day. From the moment you arrive, you’ll notice the abundance of parking, with plenty of space for multiple vehicles and even your RV. Step inside to a welcoming entryway with a double coat closet, leading into a bright, open-concept living space. The spacious living room flows seamlessly into the eat-in kitchen, featuring crisp white cabinetry, stainless steel appliances, and plenty of room to gather. Down the hall, you’ll find a generously sized primary bedroom complete with a wall-to-wall closet and a 4-piece ensuite. Two additional bedrooms and another full 4-piece bathroom complete the main level. The fully developed basement offers even more living space, including a large family room with a dedicated exercise area—easily converted into a fourth bedroom. This level also features a 3-piece bathroom, a laundry room, and a separate entrance for added convenience. Fresh paint, in-floor heating in the basement, and a carpet-free interior add to the comfort and appeal. Outside, enjoy a fully fenced and landscaped yard, plus a shed wired and insulated shed with a wood stove. Updates include shingles (2021), boiler (2021), hot water tank (2020), skylight (2021), central air (2010). 189 Caouette Crescent truly checks all the boxes!