



GRASSROOTS
REALTY GROUP

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**162 Caldwell Crescent
Fort McMurray, Alberta**

MLS # A2309913



\$439,900

Division:	Thickwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,080 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Microwave and windows covering

Welcome to 162 Caldwell Crescent, a well-maintained bi-level home situated on a corner lot in the desirable community of Thickwood, offering over 2,000 sq ft of living space and an attached single garage. This 4-bedroom, 2-bathroom home features a bright and functional layout with spacious living areas and plenty of natural light throughout. The main floor offers a welcoming living room with hardwood flooring that flows into the dining area and large kitchen complete with ample cabinetry, generous counter space, and a door providing access to the huge rear deck—ideal for everyday family living and entertaining. The primary bedroom features his-and-her mirrored sliding door closets, while two additional bedrooms and a full bathroom complete the main level. The fully finished basement provides excellent additional living space with a large recreation room, a fourth bedroom, a 3-piece bathroom, plenty of storage options, and separate entrance access through the garage for added convenience and flexibility. Recent updates include a furnace replaced approximately 3 years ago, a new front window, and new flooring in the basement hallway, offering added value and peace of mind. Step outside to enjoy the private and peaceful backyard setting featuring a large deck, multiple storage sheds, and ample outdoor space for relaxing or entertaining. Conveniently located close to parks, schools, shopping and steps away from walking trails, this property offers a fantastic combination of space, functionality, and location—perfect for families. Book your private showing today!