



GRASSROOTS
REALTY GROUP

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**108 Caldwell Crescent
Fort McMurray, Alberta**

MLS # A2315627



\$329,900

Division:	Thickwood		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	984 sq.ft.	Age:	1980 (46 yrs old)
Beds:	5	Baths:	2
Garage:	Asphalt, Driveway, Front Drive, See Remarks, Stall		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks, Separate Entrance		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Main floor washer/dryer. Basement washer, , stove, dishwasher

Renovated from Top to Bottom – Move-In Ready with Separate Entrance! Welcome to 108 Caldwell Crescent. This beautifully renovated home offers everything you need – 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 basement–perfect for extended family or potential illegal 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. There’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, you’ll appreciate the ample parking, and fenced landscaped yard. Call now for your personal showing. This turn-key property won’t last long–book your showing today!