



GRASSROOTS
REALTY GROUP

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**284 Caouette Crescent
Fort McMurray, Alberta**

MLS # A2348828

\$225,000

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,244 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Lawn, Treed		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 330
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH
Foundation:	Piling(s)	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Skylight(s), Soaking Tub		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Central Air, Window Coverings

Big updates in 2024, and plenty of space to enjoy inside and out! The furnace, hot water tank and central air conditioning were all replaced in 2024, giving you a great start in this welcoming three-bedroom mobile home. Inside, the open-concept layout makes it easy to spend time together, while skylights bring natural light into the heart of the home. Vinyl plank flooring adds a fresh feel, and the primary bedroom has its own ensuite with a corner tub—a lovely spot to unwind. Step outside to a large yard with a manicured lawn, trees and a deck ready for summer evenings. A separate rock area features two sheds, including a larger one with a wood stove, so there’s room for your tools, toys and projects. The asphalt parking pad comfortably fits four vehicles. Syncrude Athletic Park is close by, putting the splash pad, baseball fields, skateboard park and walking trails within easy reach.