

# \$245,000 - 188 Caouette Crescent, Fort McMurray

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MLS® #A2233458

## \$245,000

2 Bedroom, 2.00 Bathroom, 1,211 sqft

Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 188 Caouette Crescent – a beautifully updated detached home offering modern style and true move-in readiness. Set on a spacious, fully fenced lot, this property is ideal for those seeking comfort, convenience, and peace of mind. Enjoy a long list of recent upgrades, including New Shingles (2019), New Skylights (2024), New Back Deck with Built-in Hot Tub (2020), and a New Hot Water Tank (2023). The extra-wide front driveway accommodates four vehicles, while an RV gate and concrete pad beneath the deck provide added parking or storage options. Step inside to a bright and inviting open-concept living space with luxury vinyl plank flooring (2019) and fresh, neutral paint. A natural gas fireplace and rustic feature wall bring warmth and character to the living room, while the spacious kitchen and dining area boast generous counter space and storage, complemented by a farmhouse-style chandelier and new skylights for an abundance of natural light. A new exterior door connects the indoor space to the back deck – perfect for entertaining. The primary suite offers a walk-in closet and a refreshed ensuite with a jetted soaker tub, updated vanity, and modern fixtures. Two additional bedrooms and a full 4-piece bathroom provide flexible space for family or guests. Outside, the expansive deck runs the full length of the home, creating the ultimate outdoor living area. The yard has room for a trampoline, play structure, two sheds, and



even features a charming apple tree out front.  
For added convenience, this home can be sold  
fully furnishedâ€”ideal for first-time buyers,  
investors, or those looking for a smooth  
transition.

Built in 1996

**Essential Information**

MLS® #	A2233458
Price	\$245,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,211
Acres	0.11
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

**Community Information**

Address	188 Caouette Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2H9

**Amenities**

Amenities	Other
Parking Spaces	4
Parking	Parking Pad, RV Access/Parking

**Interior**

Interior Features	Jetted Tub, Skylight(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Fireplace(s), Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block

### **Additional Information**

Date Listed	June 21st, 2025
Days on Market	17
Zoning	RMH

### **Listing Details**

Listing Office	The Agency North Central Alberta
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