

# \$295,000 - 268 Caouette Crescent, Fort McMurray

MLS® #A2205207

**\$295,000**

4 Bedroom, 2.00 Bathroom, 1,521 sqft  
Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 268 Caouette Crescent: A beautifully maintained and spacious four bedroom home built in 2017, showcasing pride of ownership throughout. With an open concept layout, a fully fenced yard, and extra storage in a shed with its own overhead door, this immaculate, turn-key property is ready for new owners.

The front driveway comfortably accommodates two vehicles, while the fenced yard offers the perfect space for outdoor entertaining and relaxation. Enjoy evenings by the fire at the back of the home, creating your own private oasis.

Inside, the inviting living space features oversized windows that flood the room with natural light, a cozy gas fireplace, and sleek, cordless window treatments. Vaulted ceilings enhance the open and airy feel, while the spacious kitchen is designed for both functionality and style, offering stainless steel appliances, an island, a pantry, and ample room for meal prep and hosting. The adjacent dining area can easily accommodate a large table, and additional storage is available in the laundry room.

The primary suite, located at the back of the home, is a true retreat with enough room for a king-size bed, a walk-in closet, and a three-piece ensuite with a spacious shower. On the opposite end of the home, a unique



layout provides three additional bedrooms along with a four-piece bathroom, making this an ideal space for larger families or those in need of extra room for an office, gym, or playroom.

Condo fees include water, sewage, and garbage collection. Schedule a private tour today.

Built in 2017

**Essential Information**

MLS® #	A2205207
Price	\$295,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,521
Acres	0.11
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

**Community Information**

Address	268 Caouette Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2H9

**Amenities**

Amenities	Snow Removal, Trash
Parking Spaces	2
Parking	Driveway, RV Access/Parking, Parking Pad

**Interior**

Interior Features	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

## Exterior

Exterior Features	Storage, Fire Pit
Lot Description	Back Yard, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block

## Additional Information

Date Listed	March 26th, 2025
Days on Market	24
Zoning	RMH

## Listing Details

Listing Office	The Agency North Central Alberta
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