\$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

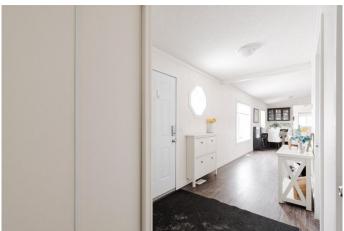
Welcome to 268 Caouette Crescent: A beautifully maintained and spacious four bedroom home built in 2017, showcasing pride of ownership throughout. With an open concept layout, a fully fenced yard, and extra storage in a shed with its own overhead door, this immaculate, turn-key property is ready for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

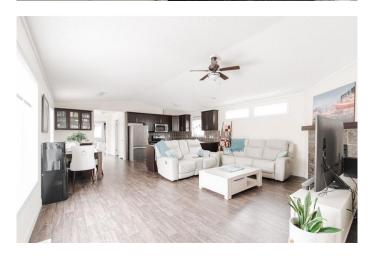
The front driveway comfortably accommodates two vehicles, while the fenced yard offers the perfect space for outdoor entertaining and relaxation. Enjoy evenings by the fire at the back of the home, creating your own private oasis.

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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