

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

MLS® #A2205207

**\$295,000**

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

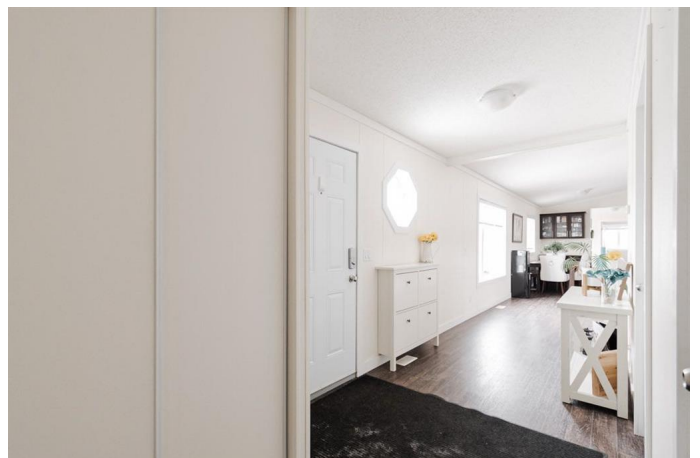
Timberlea, Fort McMurray, Alberta

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, Parking Pad, RV Access/Parking |

### 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 | Fire Pit, Storage                       |
| 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 | 11               |
| Zoning         | RMH              |

## Listing Details

Listing Office            The Agency North Central Alberta

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