

# \$239,900 - 128 Caouette Crescent, Fort McMurray

MLS® #A2242409

**\$239,900**

3 Bedroom, 2.00 Bathroom, 1,164 sqft  
Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 128 Caouette Crescent! This well maintained 3 bedroom, 2 bathroom mobile home is packed with features for comfortable and stylish living in the heart of Timberlea. The spacious living room welcomes you with well maintained hardwood floors, crown molding, and a cozy built in corner electric fireplace that adds both charm and warmth. The kitchen is bright and functional, featuring an abundance of cabinetry, white countertops, a large walk-in pantry, and an eating area spacious enough to fit a full 6 seat dining table. Perfect for family meals or entertaining guests.

The primary suite offers a private retreat with a walk-in closet and a 4 piece ensuite complete with a luxurious jetted tub. On the opposite end of the home, two additional bedrooms and a second full bathroom provide space and privacy for kids, guests, or a home office.

Step outside to enjoy a two tiered deck ideal for summer BBQs or peaceful evenings. At the back of the property, you'll find a fully finished 14x18 heated, wired, and insulated "man/women cave" or workshop, giving you the perfect space to unwind or dive into your hobbies. A double gated entry allows for easy access to haul in your toys or trailers, and there is parking in front of the gate for 3-4 vehicles making this property perfect for entertaining or accommodating a busy household.



Notable updates include a new hot water tank (2022), shingles (2022), brand new furnace (2009) and new furnace chimney (2022). The home is fully heat traced underneath for peace of mind during the winter months and features central air conditioning to keep you cool in the summer. Water is included in the condo fees, adding to the affordability and ease of ownership.

Located close to Syncrude Athletic Park, the splash park, skate park, and scenic walking trails, this home offers both convenience and community. This property truly checks all the boxes. Donâ€™t miss your chance to call it home!

Built in 1996

**Essential Information**

MLS® #	A2242409
Price	\$239,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,164
Acres	0.10
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

**Community Information**

Address	128 Caouette Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2H5

## Amenities

Amenities	Playground
Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	Laminate Counters, See Remarks, Vaulted Ceiling(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	Other
Lot Description	Level, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

## Additional Information

Date Listed	July 25th, 2025
Days on Market	4
Zoning	RMH

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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