

140 Caouette Crescent  
Fort McMurray, Alberta

MLS # A2259854



**\$314,900**

<b>Division:</b>	Timberlea	
<b>Type:</b>	Residential/Manufactured House	
<b>Style:</b>	Mobile Home-Single Wide	
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b> 2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2
<b>Garage:</b>	Parking Pad	
<b>Lot Size:</b>	0.10 Acre	
<b>Lot Feat:</b>	Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 330
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RMH
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	SS Dishwasher, Washer/Dryer, SS Stove, SS Refrigerator, OTR Microwave		

BRAND NEW 2024 HOME THAT COMES WITH FULL WARRANTY!! 3 BEDS/2 FULL BATHS!!! Canadian Built & Owned Manufacturers. Modern kitchen with All SS appliances, full kitchen tile backsplash, pantry. NO carpet home!! Huge master bedroom with walk in closet and full ensuite. Ensuite includes oversized oval tub. Home is equipped with HVR air exchanger,, vaulted ceilings. Outside you will find lots of parking!! Parking for all your toys or RV. A must see home!!! Call today to book your showing. Listing agent is related to the seller. Directions: