

**108 Caouette Crescent  
Fort McMurray, Alberta**

**MLS # A2274984**

# \$69,900



<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,224 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, None		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Floor Furnace, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 330
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RMH
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

**OPPORTUNITY KNOCKS! PUT YOUR SWEAT EQUITY TO WORK FOR YOU HERE!** This home could shine like a diamond!  
**Features:** Great size yard for the kids, inside you will find a spacious foyer, leading to your open concept dining/kitchen and living room. There are 3 bedrooms, with a large bathroom. Surrounded with laminate flooring. Stop by and see what this home has to offer, cheaper than rent! Condo fee includes water, sewer, garbage and is only \$330.00 per month. Property sold as is where is without any seller's warranties or representations! **ACT FAST! This is priced to move! CALL NOW!**