

**140 Caouette Crescent
Fort McMurray, Alberta**

MLS # A2259854



\$314,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 330
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH
Foundation:	Block	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: 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: