

\$314,900 - 108 Caldwell Crescent, Fort McMurray

MLS® #A2224404

\$314,900

5 Bedroom, 2.00 Bathroom, 984 sqft

Residential on 0.09 Acres

Thickwood, Fort McMurray, Alberta

Renovated from Top to Bottom – Move-In Ready with Separate Entrance! Welcome to 108 Caldwell Crescent. This beautifully renovated home offers everything you need – and more. From the moment you walk in, you'll love the spacious living room that flows seamlessly off the front entrance, leading into a bright kitchen featuring newer countertops, stainless steel appliances, and a brand-new sink and faucet. The main level boasts three comfortable bedrooms, including a well-sized primary bedroom, and a completely renovated 4-piece bathroom, and of course a laundry closet just for the main level. Enjoy peace of mind with brand new flooring, baseboards, ceiling texture, fresh paint, interior doors and hardware, and modern light fixtures that elevate every room. The basement has a SEPARATE ENTRANCE! Head downstairs to a fully finished basement – perfect for extended family or potential suite setup. It includes two additional bedrooms with brand-new windows, another fully updated 4-piece bathroom, and a large rec area equipped with a counter and dishwasher, ideal for a secondary kitchen or wet bar.

There's also separate laundry with a washer and room for a dryer. The basement has under-stair storage, a BRAND NEW FURNACE AND HOT WATER TANK, and of course similar upgrades to main level which includes new ceiling texture, light fixtures, flooring, baseboard, and paint throughout. Outside, you'll appreciate the ample



parking, and fenced landscaped yard which allows potential for a detached garage (subject to RMWB approval). Call now for your personal showing.

This turn-key property won't last long"book your showing today!

Built in 1980

Essential Information

MLS® #	A2224404
Price	\$314,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	984
Acres	0.09
Year Built	1980
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	108 Caldwell Crescent
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K1G2

Amenities

Parking Spaces	4
Parking	See Remarks, Stall, Asphalt, Driveway, Front Drive

Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks, Separate Entrance
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry,

Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	May 26th, 2025
Days on Market	49
Zoning	R2

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
----------------	------------------------



Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.