

# \$334,900 - 153 Caldwell Crescent, Fort McMurray

---

MLS® #A2241186

**\$334,900**

3 Bedroom, 3.00 Bathroom, 1,134 sqft  
Residential on 0.15 Acres

Thickwood, Fort McMurray, Alberta

Charming & Affordable Bi-Level in Quiet  
Thickwood

Welcome to 153 Caldwell Crescent – an excellent opportunity to own a well-laid-out bi-level home in the quiet and established neighbourhood of Thickwood. Offering 1,134 sq ft of living space, 3 bedrooms, and 2.5 bathrooms, this home is ideal for buyers seeking affordability, space, and future potential.

Step inside to a spacious entryway that leads into a bright living room, featuring large windows, durable laminate flooring, and a cozy wood-burning fireplace with an attractive stone surround. The adjoining kitchen and dining area are functional and welcoming, with wood-toned cabinetry, laminate countertops, lino flooring, and convenient back door access to the rear deck – perfect for enjoying warm summer evenings.

The main level features a spacious primary bedroom with a private 2-piece ensuite, along with an additional bedroom and a 4-piece main bathroom. The fully developed basement adds valuable living space with a third bedroom, a large rec room with a wet bar, and a 3-piece bathroom – ideal for entertaining or extended family stays.

Situated on a generous 6,458 sq ft lot, this home offers mature trees in both the front and backyard, adding privacy and natural beauty.



The property also includes an attached driveway and a single-car garage for added convenience.

Located just steps from the Birchwood Trail system and nestled in one of Fort McMurray’s most peaceful neighbourhoods, this property offers a rare combination of value and potential. With a little TLC and cosmetic updating, 153 Caldwell Crescent can truly become a place to call home.

Don't miss out – book your private viewing today!

Built in 1980

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2241186    |
| Price          | \$334,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,134       |
| Acres          | 0.15        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 153 Caldwell Crescent |
| Subdivision | Thickwood             |
| City        | Fort McMurray         |
| County      | Wood Buffalo          |
| Province    | Alberta               |
| Postal Code | T9K1G4                |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

## Interior

|                   |                |
|-------------------|----------------|
| Interior Features | See Remarks    |
| Appliances        | None           |
| Heating           | Forced Air     |
| Cooling           | None           |
| Fireplace         | Yes            |
| # of Fireplaces   | 1              |
| Fireplaces        | Wood Burning   |
| Has Basement      | Yes            |
| Basement          | Finished, Full |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Many Trees               |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Wood                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 57              |
| Zoning         | R1              |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.

