



THE
A-TEAM

**RE/MAX
FIRST**

164 CLAUSEN Crescent, Fort McMurray T9K 2H7

MLS®#: **A2114437**

Area: **Timberlea**

Listing Date: **03/15/24**

List Price: **\$229,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 05-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1996

Lot Information

Finished Floor Area

Abv Sqft:

1,188

Low Sqft:

Lot Sz Ar:

4,198 sqft

Ttl Sqft:

1,188

Lot Shape:

DOM

63

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

Mobile

Parking

Ttl Park:

3

Garage Sz:

Access:

Lot Feat:

Park Feat:

Lawn,Landscaped,See Remarks

Off Street,Parking Pad,Stall

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

None

Kitchen Appl:

Dishwasher,Dryer,Refrigerator,See Remarks,Stove(s),Washer

Int Feat:

See Remarks,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room

Level

Dimensions

Living Room

Main

14`8" x 14`7"

Bedroom - Primary

Main

11`9" x 14`8"

Bedroom

Main

14`8" x 8`3"

4pc Ensuite bath

Main

Room

Level

Dimensions

Kitchen

Main

14`8" x 12`3"

Bedroom

Main

10`3" x 8`9"

4pc Bathroom

Main

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$270

Fee Simple

RMH

Fee Freq:

Monthly

Legal Desc:

9622660

Remarks

Pub Rmks:

Fantastic Starter Home Opportunity! Discover comfort and convenience at 164 Clausen Crescent. This cozy home boasts a spacious eat-in kitchen, complemented by a generously sized living room that offers vaulted ceilings. With 3 bedrooms and 2 bathrooms, including a primary suite featuring a walk-in closet and a 4-piece ensuite, this home offers ample space for your family. Enjoy the ease of maintenance with laminate flooring spanning most of the main living area. The front section hosts 2 bedrooms and a full bathroom, while the back portion features a convenient laundry room and primary suite. Step outside to find a fully fenced yard, complete with a sizable back deck and a storage shed for your convenience. Benefit from recent upgrades, including new siding in 2016, fresh shingles installed in 2020, central AC, and a new hot water tank in 2014. Plus, take advantage of the included condo fees covering water, sewer, in addition to the regular maintenance. Seize this opportunity and make this your new home. Schedule a viewing today!

Inclusions:

Fridge, stove, dishwasher, washer, dryer, central ac, shed

Property Listed By:

RE/MAX FORT MCMURRAY

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800





