



THE
A-TEAM

**RE/MAX
FIRST**

137 CLAUSEN Crescent, Fort McMurray T9K 2H8

MLS®#: **A2175650** Area: **Timberlea** Listing **11/01/24** List Price: **\$274,900**
 Status: **Active** County: **Wood Buffalo** Change: **-\$10k, 28-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray** Finished Floor Area
 Year Built: **2005** Abv Sqft: **1,196**
Lot Information Low Sqft:
 Lot Sz Ar: **4,198 sqft** Ttl Sqft: **1,196**
 Lot Shape:

DOM

50
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Mobile**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Backs on to Park/Green Space,Lawn,No Neighbours Behind,Level**
 Park Feat: **Driveway,Off Street,Parking Pad,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other,Playground,Private Yard**

Construction: **Vinyl Siding**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt:
Piling(s)

Kitchen Appl: **See Remarks**
 Int Feat: **Kitchen Island,Laminate Counters,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 8`1"
Bedroom	Main	9`2" x 7`7"
Dining Room	Main	6`0" x 14`10"
Laundry	Main	10`1" x 7`10"
Bedroom - Primary	Main	14`7" x 11`6"

Room	Level	Dimensions
4pc Ensuite bath	Main	8`5" x 5`0"
Bedroom	Main	9`1" x 11`4"
Kitchen	Main	8`8" x 14`10"
Living Room	Main	14`8" x 15`3"

Legal/Tax/Financial

Condo Fee:
\$330

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH

Legal Desc: **9622660**

Remarks

Pub Rmks: **Welcome to 137 Clausen Crescent—a beautifully renovated 3-bedroom, 2-bathroom home built in 2005, where thoughtful updates and a spacious layout create a welcoming, modern retreat. Step inside to discover luxury vinyl plank flooring throughout, complemented by fresh paint that brightens each room. With newer shingles, insulated skirting, and full heat tracing, this home is designed for warmth and year-round comfort. The open-concept layout flows effortlessly from room to room, creating a bright, inviting space. The primary bedroom is a true haven, complete with a private 4-piece ensuite for ultimate relaxation and convenience. At the opposite end of the home, you'll find two additional bedrooms and a second full bathroom—a layout ideal for privacy and family living. The well-appointed kitchen features ample cabinetry, a pantry, and a central island—perfect for meal prep and gathering. The living room is spacious and filled with natural light, while a separate laundry room adds extra convenience and organization. Outside, enjoy private, scenic views with direct access to a walking path and green space that enhances the home's natural surroundings. Newly replaced front steps lead to a charming entrance, while the large back deck offers the perfect spot for entertaining. The property also includes driveway parking for two and a two-storey shed with abundant storage or workshop potential. Nestled in a peaceful area yet close to local amenities, 137 Clausen Crescent combines comfort, style, and functionality for modern family living. Schedule your showing today and experience the beauty and privacy of this inviting home! Bonus Features: New stairs and landing at front door, new storm door, new back door, new stove and hood fan, new thermostat, new flooring, fresh paint, large shed**

Inclusions:
Property Listed By: **Fridge, Stovetop, Dishwasher, Built-in Oven, Hoodfan, Washer, Dryer, COLDWELL BANKER UNITED**

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









