



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**181 CLAUSEN Crescent, Fort McMurray T9K 2H8**

MLS®#: **A2180293**

Area: **Timberlea**

Listing Date: **11/22/24**

List Price: **\$249,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2005**  
Lot Information  
Lot Sz Ar: **4,372 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,217**  
Low Sqft:  
Ttl Sqft: **1,217**

DOM

**29**  
Layout  
Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **Modular Home**

Parking

Ttl Park: **2**  
Garage Sz:

Access:  
Lot Feat: **Landscaped**  
Park Feat: **Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard,Storage**

Construction: **Vinyl Siding**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt: **Block**  
Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
Int Feat: **Jetted Tub,Laminate Counters,Open Floorplan,Pantry,Storage,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`4" x 7`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`4" x 11`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>5`11" x 13`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`11" x 13`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`10" x 15`3"</b>

Room	Level	Dimensions
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`8" x 5`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`4" x 8`10"</b>
<b>Foyer</b>	<b>Main</b>	<b>5`4" x 12`7"</b>
<b>Laundry</b>	<b>Main</b>	<b>11`3" x 7`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`9" x 12`2"</b>

Legal/Tax/Financial

Condo Fee:  
**\$330**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**RMH**

Legal Desc: **9622660**

Remarks

Pub Rmks: **Welcome to 181 Clausen Crescent: This charming detached home is perfectly designed for comfortable homeownership, offering three bedrooms, two full bathrooms and an open concept living space. With parking, recreational toy storage, and a fully fenced backyard complete with two sheds, you'll have all the space you need for your belongings and more. Located in the heart of Timberlea, this home is ideally situated near a splash park, skate park, sports fields, and endless trails—perfect for outdoor enthusiasts. Shopping, schools, and a variety of other amenities are also just moments away, making it a convenient and family-friendly location. The property features parking for two vehicles at the front and a fenced yard with a large gate, providing easy access for recreational storage like your boat or ATV. Inside, the home is warm and inviting, with a bright and airy living room and a thoughtfully laid out kitchen offering plenty of space for a dining table. Recent updates include a newer fridge and stove (2023 and 2022), while the pantry provides ample storage. The primary bedroom is a private retreat located at the back of the home, complete with a walk-in closet and a four-piece ensuite featuring a jetted soaker tub. Two additional bedrooms are located at the opposite end of the home, along with another four-piece bathroom, ensuring privacy and convenience for all. Additional features include central air conditioning for summer comfort and new heat trace for peace of mind during colder months. The low condo fees cover water, sewage, and garbage collection - schedule a private tour today.**

Inclusions: **SHED X2**  
Property Listed By: **The Agency North Central Alberta**

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









