



THE
A-TEAM

**RE/MAX
FIRST**

112 CLAUSEN Crescent, Fort McMurray T9K 2H8

MLS® #: **A2185165**

Area: **Timberlea**

Listing Date: **01/04/25**

List Price: **\$309,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2005**

Finished Floor Area
Abv Sqft: **1,521**
Low Sqft:
Ttl Sqft: **1,521**

Lot Information

Lot Sz Ar: **7,213 sqft**
Lot Shape:

DOM

16
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Modular Home**

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,Landscaped**
Park Feat: **Double Garage Detached,Parking Pad,RV Access/Parking**

Utilities and Features

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

Construction: **Mixed**
Flooring: **Laminate,Linoleum**
Water Source:
Fnd/Bsmt:
Piling(s)

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	11`5" x 13`3"	Bedroom	Main	14`8" x 18`11"
Bedroom - Primary	Main	15`8" x 13`7"	4pc Ensuite bath	Main	10`3" x 5`1"

4pc Bathroom
Living Room
Mud Room
Foyer

Main
Main
Main
Main

8`2" x 5`2"
14`8" x 18`11"
9`7" x 8`6"
15`4" x 5`4"

Kitchen
Dining Room
Laundry

Main
Main
Main

11`4" x 10`3"
11`4" x 8`8"
8`7" x 10`2"

Legal/Tax/Financial

Condo Fee:
\$330

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH

Legal Desc: **9622660**

Remarks

Pub Rmks: **This charming 3-bedroom, 2-bathroom manufactured home in Timberlea offers a spacious and inviting open-concept floor plan, perfect for modern living. The 3 bedrooms are HUGE!! The back BOOT-ROOM (2nd) entry is HUGE! The laundry room is a decent size and there is additional closets around the home for extra storage everywhere! There is a nice deck off the back entry to enjoy during the summer months that is separates the garage and home nicely! It's I certainly an indoor/outdoor entertaining experience. Updated in 2021, the home boasts new bathroom vanities, kitchen countertops, refinished kitchen cabinets, vinyl plank flooring, and a new hot water tank. With a 2x4 insulated knee wall surrounding the home and heat trace on the water lines rest assured that the pipes will stay safe from freezing during colder months. The property features RV parking and then some! A double heated garage will be an awesome man/woman cave for all the projects and storage! The home sits on an expansive 7,200+ sqft lot. UNBEATABLE LOCATION!!! You will enjoy the cul-de-sac living and this neighborhood is located directly across from the Syncrude Athletic Park that is a playground of all things! (The splash park, skating rink, baseball fields, skate park, play park, event grounds and its surrounded by scenic trails to boot!! This home offers both convenience and beauty. It's a must-see property! ITS VERY RARE TO GET ALLLL OF THIS FOR THIS PRICE TAG! ***Sellers are also offering a \$2500 painting credit to the buyers*** BOOK NOW!**

Inclusions:
Property Listed By: **Central A/C, Window Blinds, gazebo on deck
People 1st Realty**

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









