



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2201306**

Area: **Timberlea**

Listing Date: **03/18/25**

List Price: **\$224,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 09-May**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2005**

Lot Information

Lot Sz Ar:

**4,198 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,216**

Low Sqft:

Ttl Sqft:

**1,216**

DOM

**75**

Layout

Beds:

**3 (3 )**

Baths:

**2.0 (2 0)**

Style:

**Mobile Home-Single**

**Wide**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space,Landscaped,No Neighbours Behind  
Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Lighting,Storage**

Construction: **Vinyl Siding**  
Flooring: **Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Microwave,Range Hood,Refrigerator,Washer**  
Int Feat: **Kitchen Island,Laminate Counters,Open Floorplan,Pantry,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`3" x 14`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`10" x 6`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`2" x 7`7"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`5" x 5`1"</b>
<b>Laundry</b>	<b>Main</b>	<b>10`1" x 7`10"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`10" x 8`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`7" x 11`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`4" x 9`1"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`1" x 5`1"</b>

Legal/Tax/Financial

Condo Fee:  
**\$330**

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

Zoning:  
**RMH**

Legal Desc: **9622660**

Remarks

Pub Rmks: **Combining affordability, functionality, and modern upgrades - welcome to 137 Clausen Crescent. This beautifully renovated 3-bedroom, 2-bathroom home is move-in ready, offering a functional open-concept layout with modern luxury vinyl plank flooring runs throughout, adding a sleek and contemporary touch from the moment you step in. No neighbors behind for added privacy, with convenient access to a park. The expansive kitchen is a standout, providing ample cabinet space, a corner pantry, a built-in wall oven, and a newer window, ensuring both style and practicality. Thoughtfully designed, the spacious master bedroom is situated opposite the two additional bedrooms; it features a 4-piece ensuite and a generous walk-in closet. Beyond its aesthetic appeal, this home has been pro-actively maintained, with numerous upgrades including full heat tracing in the underbelly, insulated skirting, new taps and toilets, a new storm door, a new back door, a new thermostat, newer shingles, a new stove and hood fan, and more. In addition to the fully landscaped yard, a large detached shed offers plenty of storage, while the paved driveway provides ample parking, including space for a utility trailer and 2 vehicles. This move in ready home is truly a gem that you won't want to miss - call to book your viewing today!**

Inclusions: **Refrigerator, Stove Cooktop, Built-In Wall Oven, Range Hood, Dishwasher, Microwave, Washer, Dryer, All Existing Window Coverings**

Property Listed By: **EXP REALTY**

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







