



THE
A-TEAM

**RE/MAX
FIRST**

137 CLAUSEN Crescent, Fort McMurray T9K 2H8

MLS® #: **A2201306**

Area: **Timberlea**

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

List Price: **\$244,900**

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: **4,198 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,216**
Low Sqft:
Ttl Sqft: **1,216**

DOM

13
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
Living Room	Main	15`3" x 14`8"
Dining Room	Main	14`10" x 6`1"
Bedroom	Main	9`2" x 7`7"
4pc Ensuite bath	Main	8`5" x 5`1"
Laundry	Main	10`1" x 7`10"

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

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





