



THE
A-TEAM

**RE/MAX
FIRST**

196 CLAUSEN Crescent, Fort McMurray T9K 2H7

MLS®#: **A2217405**

Area: **Timberlea**

Listing Date: **05/03/25**

List Price: **\$315,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$18k, 12-Jun**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2020

Lot Information

Lot Sz Ar:

4,944 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,225

Low Sqft:

Ttl Sqft:

1,225

DOM

69

Layout

Beds:

3 (2 1)

Baths:

2.0 (2 0)

Style:

**Mobile Home-Double
Wide**

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Fruit Trees/Shrub(s),Lawn
Off Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Vinyl Siding

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsmt:

Block

Kitchen Appl:

Central Air Conditioner,Dishwasher,Freezer,Microwave,Refrigerator,Washer/Dryer

Int Feat:

Open Floorplan,Pantry

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	5`7" x 8`0"
Bedroom	Main	9`3" x 8`0"
Dining Room	Main	7`1" x 11`4"
Laundry	Main	8`10" x 7`8"
Bedroom - Primary	Lower	15`0" x 11`5"

Room	Level	Dimensions
4pc Ensuite bath	Main	9`1" x 5`1"
Bedroom	Main	9`0" x 10`9"
Kitchen	Main	9`9" x 23`10"
Living Room	Main	15`0" x 14`7"

Legal/Tax/Financial

Condo Fee:
\$330

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
res

Legal Desc: **9622660**

Remarks

Pub Rmks: **Charming 3-bedroom, 2-bathroom home with a bright white kitchen and spacious living areas. Enjoy the ease of no carpet throughout, plus a fully fenced yard with a fire pit, mature fruit trees and storage shed—perfect for relaxing or entertaining. This well-maintained home offers comfort, privacy, and convenience, making it ideal for families or anyone looking to settle into a move-in ready space.**

Inclusions:
Property Listed By: **shed, garden beds
RE/MAX Connect**

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



