



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2220756**

Area: **Timberlea**

Listing Date: **05/13/25**

List Price: **\$100,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1983**

Lot Information

Lot Sz Ar:

**4,198 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,230**

Low Sqft:

Ttl Sqft:

**1,230**

DOM

**18**

Layout

Beds:

**3 (3 )**

Baths:

**1.5 (1 1)**

Style:

**Mobile Home-Single  
Wide**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Front Yard**

**Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

**Vinyl Siding**

Flooring:

**Carpet,Laminate**

Water Source:

Fnd/Bsmt:

**Piling(s)**

Kitchen Appl:

**See Remarks**

Int Feat:

**See Remarks**

Utilities:

Room Information

Room

**Bedroom**

**Bedroom**

**4pc Bathroom**

Level

**Main**

**Main**

**Main**

Dimensions

**7`9" x 11`1"**

**7`10" x 11`1"**

**7`8" x 8`6"**

Room

**2pc Bathroom**

**Bedroom - Primary**

Level

**Main**

**Main**

Dimensions

**3`7" x 7`0"**

**11`5" x 12`7"**

Legal/Tax/Financial

Condo Fee:  
**\$330**

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

Zoning:  
**RMH**

Legal Desc: **9622660**

Remarks

Pub Rmks: **Welcome to 169 Clausen Cres. Discover comfort and convenience in this 1200 sq ft mobile home at a desirable price! Located in Cartier Park, close to parks, schools and amenities, this mobile is great for investors and first time home buyers alike. Featuring 3 bedrooms, 1.5 bathrooms, spacious living room with wood burning fireplace and an eat-in kitchen with ample counter space. This home also features a heated porch, large deck and fully fenced yard. Schedule your private showing today! Property is being sold as is/where is.**

Inclusions: **As is / Where is**  
Property Listed By: **ROYAL LEPAGE BENCHMARK**

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









