



THE
A-TEAM

**RE/MAX
FIRST**

168 CLAUSEN Crescent, Fort McMurray T9K 2H7

MLS® #: **A2229147**

Area: **Timberlea**

Listing Date: **06/09/25**

List Price: **\$239,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1996

Lot Information

Lot Sz Ar:

4,197 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,206

Low Sqft:

Ttl Sqft:

1,206

DOM

0

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

**Mobile Home-Single
Wide**

Parking

Ttl Park:

4

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Private,Street Lighting,Yard Lights
Driveway,Off Street,RV Access/Parking**

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting,Private Yard**

Construction:

Mixed

Flooring:

Laminate,Tile

Water Source:

Fnd/Bsmt:

Other

Kitchen Appl:

Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

Ceiling Fan(s),Kitchen Island,Skylight(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		
Condo Fee:		Title:		Zoning:	
\$330		Fee Simple		RMH	
		Fee Freq:			
		Monthly			
Legal Desc:	9622660				

Remarks

Pub Rmks:

Welcome to 168 Clausen Crescent located in Timberlea! This WELL MAINTAINED 3 bedrooms and 2 bathrooms home comes with NEW HEAT TRACING and NEW BELLY BAG in 2023, shingles done in 2021 and hot water tank replaced in 2020. The large open concept bright living space has a corner gas fireplace for cozy nights and flows seamlessly into the kitchen featuring plenty of elegant white cabinetry, ample counter space, an island and a SKYLIGHT for extra natural light. Down the hall is the laundry room that is equipped with side-by-side washer/dryer. At the back of the house is the large primary bedroom with a 4-piece ensuite featuring a jetted tub and water closet. On the front side of the home are two good-sized bedrooms and a 4-piece bath with a tub/shower combo. On the side of the home is a large wooden deck that overlooks the yard. Located at the back of the house are TWO SHEDS for extra storage space. Driveway has space for your RV. Washer/Dryer and fridge were replaced a few years ago. Call today to book your showing!

Inclusions:

Property Listed By:

**Fridge, Stove, Dishwasher, Washer, Dryer, Microwave and windows covering
KIC Realty**

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







