



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

**21**

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

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Condo Fee:

**\$330**

Title:

**Fee Simple**

Fee Freq:

**Monthly**

Zoning:

**RMH**

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:

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

Property Listed By:

**KIC Realty**

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













