



THE
A-TEAM

**RE/MAX
FIRST**

149 CLAUSEN Crescent, Fort McMurray T9K 2H8

MLS® #: **A2232017**

Area: **Timberlea**

Listing Date: **06/18/25**

List Price: **\$60,500**

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:

4,547 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,616

Low Sqft:

Ttl Sqft:

1,616

DOM

1

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

**Mobile Home-Double
Wide**

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Interior Lot,Rectangular Lot
Driveway,Off Street,Stall**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Other

Water Source:

Fnd/Bsmt:

See Remarks

Kitchen Appl:

None

Int Feat:

See Remarks

Utilities:

Room Information

Room

Bedroom - Primary

4pc Bathroom

Bedroom

Level

Main

Main

Main

Dimensions

14`0" x 16`0"

9`0" x 7`5"

12`5" x 8`0"

Room

3pc Ensuite bath

Bedroom

Level

Main

Main

Dimensions

7`0" x 5`0"

12`5" x 8`0"

Legal/Tax/Financial

Condo Fee:
\$330

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH

Legal Desc: **9622660**

Remarks

Pub Rmks: **Located in Cartier Park, this 1616 ft² mobile sits on a 4,547 ft² lot and offers a rare opportunity for those looking to take on a project. The home has been stripped down to the framing, offering a clean slate for a full redesign to your exact specifications. Whether you're looking to renovate, rebuild, or start fresh, this property is priced for the work required and is ideal for someone with vision and the resources to bring it back to life. Enjoy a central location close to bus stops, schools, shopping, parks, and Fort McMurray's beautiful walking and biking trails.**

Inclusions: **as is, where is on possession**
Property Listed By: **COLDWELL BANKER UNITED**

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





