

# \$125,000 - 169 Clausen Crescent, Fort McMurray

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MLS® #A2194130

**\$125,000**

3 Bedroom, 2.00 Bathroom, 1,230 sqft

Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

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.

Built in 1983

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2194130    |
| Price          | \$125,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,230       |
| Acres          | 0.10        |
| Year Built     | 1983        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Mobile      |
| Status         | Active      |



## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 169 Clausen Crescent |
| Subdivision | Timberlea            |
| City        | Fort McMurray        |
| County      | Wood Buffalo         |
| Province    | Alberta              |
| Postal Code | T9K 2H8              |

## Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |                          |
|-------------------|--------------------------|
| Interior Features | See Remarks              |
| Appliances        | See Remarks              |
| Heating           | Fireplace(s), Forced Air |
| Cooling           | None                     |
| Fireplace         | Yes                      |
| # of Fireplaces   | 1                        |
| Fireplaces        | Wood Burning             |
| Basement          | None                     |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Front Yard      |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Piling(s)       |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 12th, 2025 |
| Days on Market | 79                  |
| Zoning         | RMH                 |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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