

# \$315,000 - 196 Clausen Crescent, Fort McMurray

MLS® #A2217405

**\$315,000**

3 Bedroom, 2.00 Bathroom, 1,225 sqft

Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

Charming 3-bedroom, 2-bathroom home with a bright white kitchen and spacious living areas. Enjoy the ease of no carpet throughout, plus a fully fenced yard with a fire pit, mature fruit trees and storage shed – perfect for relaxing or entertaining. This well-maintained home offers comfort, privacy, and convenience, making it ideal for families or anyone looking to settle into a move-in ready space.

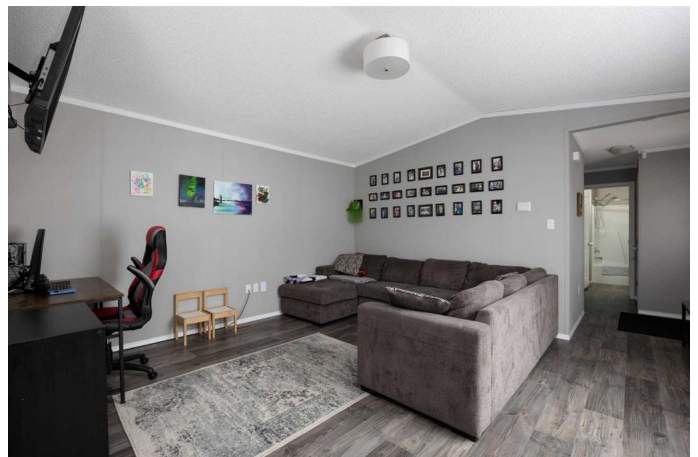
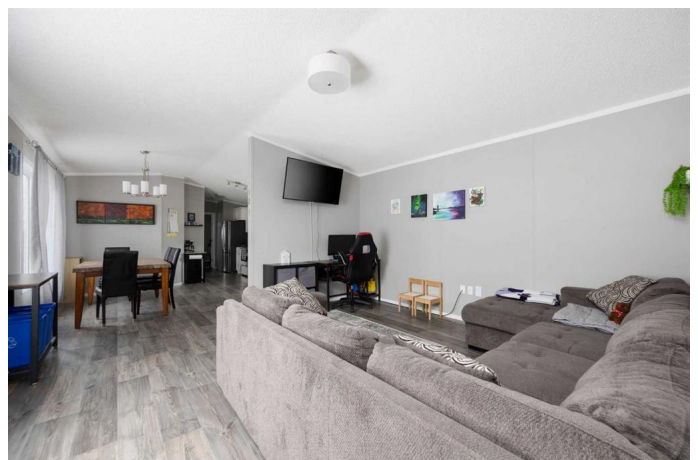
Built in 2020

## Essential Information

MLS® #	A2217405
Price	\$315,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,225
Acres	0.11
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	Double Wide Mobile Home
Status	Active

## Community Information

Address	196 Clausen Crescent
Subdivision	Timberlea
City	Fort McMurray



County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2H7

### **Amenities**

Amenities	Other
Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	Open Floorplan, Pantry
Appliances	Central Air Conditioner, Dishwasher, Freezer, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Basement	None

### **Exterior**

Exterior Features	Other
Lot Description	Fruit Trees/Shrub(s), Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block

### **Additional Information**

Date Listed	May 3rd, 2025
Days on Market	69
Zoning	res

### **Listing Details**

Listing Office	RE/MAX Connect
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