

# \$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	77
Zoning	RMH

## Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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