

# \$239,000 - 168 Clausen Crescent, Fort McMurray

MLS® #A2229147

**\$239,000**

3 Bedroom, 2.00 Bathroom, 1,207 sqft

Residential on 0.10 Acres

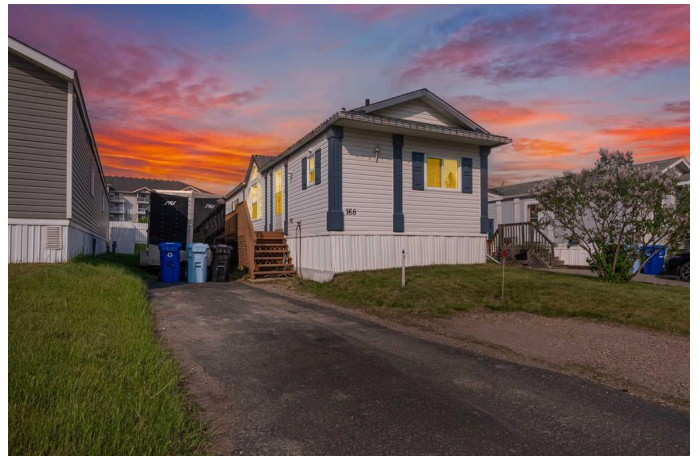
Timberlea, Fort McMurray, Alberta

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!

Built in 1996

## Essential Information

MLS® #	A2229147
Price	\$239,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,207
Acres	0.10
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

### **Community Information**

Address	168 Clausen Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2H7

### **Amenities**

Amenities	Snow Removal
Parking Spaces	4
Parking	Driveway, Off Street, RV Access/Parking

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, Skylight(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### **Exterior**

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Private, Street Lighting, Yard Lights
Roof	Asphalt
Construction	Mixed
Foundation	Other

**Additional Information**

Date Listed	June 9th, 2025
Days on Market	3
Zoning	RMH

**Listing Details**

Listing Office	KIC Realty
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