



GRASSROOTS
REALTY GROUP

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**168 Clausen Crescent
Fort McMurray, Alberta**

MLS # A2229147



\$229,000

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,207 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Private, Street Lighting, Yard Lights		

Heating: Forced Air

Floors: Laminate, Tile

Roof: Asphalt

Basement: None

Exterior: Mixed

Foundation: Other

Features: Ceiling Fan(s), Kitchen Island, Skylight(s)

Water: -

Sewer: -

Condo Fee: \$ 330

LLD: -

Zoning: RMH

Utilities: -

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Microwave and windows covering

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!