



GRASSROOTS
REALTY GROUP

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**149 Clausen Crescent
Fort McMurray, Alberta**

MLS # A2232017



\$60,500

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,616 sq.ft.	Age:	1983 (42 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street, Stall		
Lot Size:	0.10 Acre		
Lot Feat:	Interior Lot, Rectangular Lot		

Heating: Forced Air

Floors: Other

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding, Wood Frame

Foundation: See Remarks

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 330

LLD: -

Zoning: RMH

Utilities: -

Inclusions: as is, where is on possession

Located in Cartier Park, this 1616 ft²; mobile sits on a 4,547 ft²; lot and offers a rare opportunity for those looking to take on a project. The home has been stripped down to the framing, offering a clean slate for a full redesign to your exact specifications. Whether you're looking to renovate, rebuild, or start fresh, this property is priced for the work required and is ideal for someone with vision and the resources to bring it back to life. Enjoy a central location close to bus stops, schools, shopping, parks, and Fort McMurray's beautiful walking and biking trails.