



**149 Clausen Crescent
Fort McMurray, Alberta**

MLS # A2256718



\$44,850

Division:	Timberlea	
Type:	Residential/Manufactured House	
Style:	Mobile Home-Double Wide	
Size:	1,616 sq.ft.	Age: 1983 (43 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	Water:	-
Floors:	Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 330
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RMH
Foundation:	See Remarks	Utilities:	-
Features:	See Remarks		

Inclusions: As is, where is on possession

Located in Cartier Park, this 4,547 ft² lot offers a rare opportunity for redevelopment. This property is priced to reflect land value only. The location is central and convenient with quick access to bus stops, schools, shopping, parks, and Fort McMurray's walking and biking trails. This is an excellent option for anyone looking for a project site or a fresh start in a well-established area.