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149 Clausen Crescent Fort McMurray, Alberta

MLS # A2256718



\$47,000

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: Water: Forced Air Floors: Sewer: Other Roof: **Condo Fee:** \$ 330 Asphalt Shingle **Basement:** LLD: None **Exterior:** Zoning: **RMH** Vinyl Siding, Wood Frame Foundation: See Remarks **Utilities:**

Features: See Remarks

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, or start fresh, this property is priced for the work required/land value and is ideal for someone with vision and the resources necessary. Enjoy a central location close to bus stops, schools, shopping, parks, and Fort McMurray's beautiful walking and biking trails.