



**172 Clausen Crescent
Fort McMurray, Alberta**

MLS # A2279187



\$169,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,217 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 330
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub		

Inclusions: N/A

Welcome to affordable living in this well-laid-out home featuring three bedrooms, including a must-see primary bedroom privately located on one side of the home with a double jetted tub and separate stand-up shower, while the two additional generously sized bedrooms are situated on the opposite side near the second full bathroom; the kitchen offers ample cabinet and countertop space and opens into the spacious dining area and large living room, beautifully accented by a cozy gas fireplace, and outside you’ll find great deck space and concrete driveway parking—this property is being sold as is, where is, so call today to book your personal showing.