



**GRASSROOTS**  
REALTY GROUP

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**172 Clausen Crescent  
Fort McMurray, Alberta**

**MLS # A2279187**



**\$179,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 330
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RMH
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	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&mdash;this property is being sold as is, where is, so call today to book your personal showing.