

\$224,900 - 137 Clausen Crescent, Fort McMurray

MLS® #A2201306

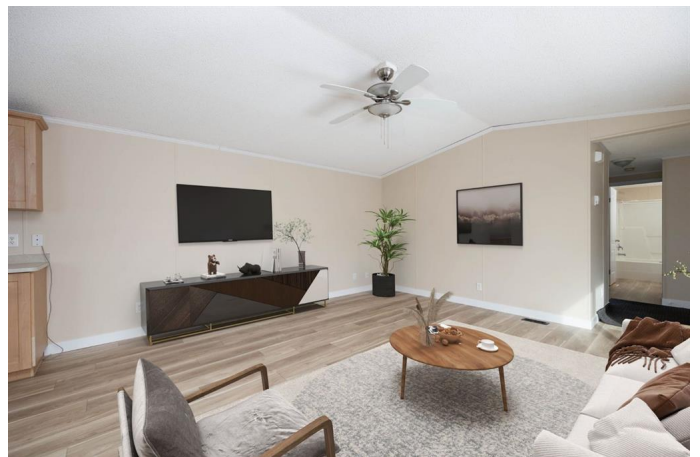
\$224,900

3 Bedroom, 2.00 Bathroom, 1,216 sqft
Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

Combining affordability, functionality, and modern upgrades - welcome to 137 Clausen Crescent. This beautifully renovated 3-bedroom, 2-bathroom home is move-in ready, offering a functional open-concept layout with modern luxury vinyl plank flooring runs throughout, adding a sleek and contemporary touch from the moment you step in. No neighbors behind for added privacy, with convenient access to a park. The expansive kitchen is a standout, providing ample cabinet space, a corner pantry, a built-in wall oven, and a newer window, ensuring both style and practicality. Thoughtfully designed, the spacious master bedroom is situated opposite the two additional bedrooms; it features a 4-piece ensuite and a generous walk-in closet. Beyond its aesthetic appeal, this home has been pro-actively maintained, with numerous upgrades including full heat tracing in the underbelly, insulated skirting, new taps and toilets, a new storm door, a new back door, a new thermostat, newer shingles, a new stove and hood fan, and more. In addition to the fully landscaped yard, a large detached shed offers plenty of storage, while the paved driveway provides ample parking, including space for a utility trailer and 2 vehicles. This move in ready home is truly a gem that you won't want to miss - call to book your viewing today!

Built in 2005



Essential Information

| | |
|----------------|-------------------------|
| MLS® # | A2201306 |
| Price | \$224,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,216 |
| Acres | 0.10 |
| Year Built | 2005 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Single Wide Mobile Home |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 137 Clausen Crescent |
| Subdivision | Timberlea |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K 2H8 |

Amenities

| | |
|----------------|-------------------------|
| Amenities | Other |
| Parking Spaces | 2 |
| Parking | Off Street, Parking Pad |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|--|
| Exterior Features | Lighting, Storage |
| Lot Description | Backs on to Park/Green Space, Landscaped, No Neighbours Behind |

| | |
|--------------|-----------------|
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 18th, 2025 |
| Days on Market | 52 |
| Zoning | RMH |

Listing Details

| | |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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