

# \$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, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Laminate Counters, Soaking Tub
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Built-In Oven, Electric Cooktop
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	81
Zoning	RMH

### **Listing Details**

Listing Office	EXP REALTY
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