

# \$249,900 - 181 Clausen Crescent, Fort McMurray

MLS® #A2206546

**\$249,900**

3 Bedroom, 2.00 Bathroom, 1,218 sqft

Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 181 Clausen Crescent: This charming detached home is perfectly designed for comfortable homeownership, offering three bedrooms, two full bathrooms and an open concept living space. With parking, recreational toy storage, and a fully fenced backyard complete with two sheds, youâ€™™ll have all the space you need for your belongings and more.

Located in the heart of Timberlea, this home is ideally situated near a splash park, skate park, sports fields, and endless trailsâ€™™perfect for outdoor enthusiasts. Shopping, schools, and a variety of other amenities are also just moments away, making it a convenient and family-friendly location.

The property features parking for two vehicles at the front and a fenced yard with a large gate, providing easy access for recreational storage like your boat or ATV. Inside, the home is warm and inviting, with a bright and airy living room and a thoughtfully laid out kitchen offering plenty of space for a dining table. Recent updates include a newer fridge and stove (2023 and 2022), while the pantry provides ample storage.

The primary bedroom is a private retreat located at the back of the home, complete with a walk-in closet and a four-piece ensuite featuring a jetted soaker tub. Two additional bedrooms are located at the opposite end of



the home, along with another four-piece bathroom, ensuring privacy and convenience for all.

Additional features include central air conditioning for summer comfort and new heat trace for peace of mind during colder months. The low condo fees cover water, sewage, and garbage collection - schedule a private tour today.

Built in 2005

### **Essential Information**

MLS® #	A2206546
Price	\$249,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,218
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

### **Community Information**

Address	181 Clausen Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2H8

### **Amenities**

Amenities	Snow Removal, Trash
Parking Spaces	2
Parking	Parking Pad, RV Access/Parking

## Interior

Interior Features	Jetted Tub, Laminate Counters, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block

## Additional Information

Date Listed	March 28th, 2025
Days on Market	42
Zoning	RMH

## Listing Details

Listing Office	The Agency North Central Alberta
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.