

# \$260,000 - 280 Clausen Crescent, Fort McMurray

MLS® #A2257892

## \$260,000

3 Bedroom, 2.00 Bathroom, 1,231 sqft  
Residential on 0.09 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 280 Clausen Crescent: A stunning, newer three-bedroom, two-bathroom home in the heart of Timberlea, offering turn-key living with modern finishes and thoughtful upgrades throughout. Built in 2018, this home provides ample front parking with additional space for RVs or recreational vehicles, and both the front and back yards have been beautifully landscaped and freshly sodded for a clean, finished look. The fully fenced yard is private and perfect for outdoor gatherings, and includes a 10x12 shed with double doors and a ramp for easy access to your toys and gear.

Inside, the home welcomes you with a light and airy feel, thanks to vaulted ceilings, oversized windows with cordless blinds, and a soft modern palette of grey flooring, creamy cabinetry, and upgraded black stainless steel appliances. The open concept layout flows seamlessly from the living area to the kitchen and dining spaces, creating an inviting space for relaxing or entertaining.

The primary bedroom is a peaceful retreat, generously sized with an extra-large walk-in closet and a luxurious ensuite bathroom complete with a stand-up shower, separate soaker tub, and extended counter space for a vanity. Two additional bedrooms and a second full bathroom complete the interior layout, offering functionality for families, guests, or home office needs.



Additional features include an Energy Savings Package, Lifetime Architectural Shingles, a durable Steel Pile foundation and Braided Water Lines to all sinks and toilets. With immediate possession available, this move-in-ready home is ready to welcome its new owners. Schedule your private tour today.

Built in 2018

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2257892                |
| Price          | \$260,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,231                   |
| Acres          | 0.09                    |
| Year Built     | 2018                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 280 Clausen Crescent |
| Subdivision | Timberlea            |
| City        | Fort McMurray        |
| County      | Wood Buffalo         |
| Province    | Alberta              |
| Postal Code | T9K 2H6              |

**Amenities**

|                |                                                                                       |
|----------------|---------------------------------------------------------------------------------------|
| Amenities      | None                                                                                  |
| Parking Spaces | 4                                                                                     |
| Parking        | Driveway, Front Drive, Parking Pad, RV Access/Parking, RV Gated, Side By Side, Tandem |

**Interior**

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings                                         |
| Heating           | Forced Air                                                                                                            |
| Cooling           | None                                                                                                                  |
| Basement          | None                                                                                                                  |

## Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Storage                                        |
| Lot Description   | Low Maintenance Landscape, Standard Shaped Lot |
| Roof              | Asphalt Shingle                                |
| Construction      | Vinyl Siding                                   |
| Foundation        | Piling(s)                                      |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 39                   |
| Zoning         | RMH                  |

## Listing Details

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

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