

# \$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	65
Zoning	RMH

### **Listing Details**

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

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.