

# \$333,000 - 196 Clausen Crescent, Fort McMurray

MLS® #A2217405

**\$333,000**

3 Bedroom, 2.00 Bathroom, 1,225 sqft

Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

Charming 3-bedroom, 2-bathroom home with a bright white kitchen and spacious living areas. Enjoy the ease of no carpet throughout, plus a fully fenced yard with a fire pit, mature fruit trees and storage shed – perfect for relaxing or entertaining. This well-maintained home offers comfort, privacy, and convenience, making it ideal for families or anyone looking to settle into a move-in ready space.

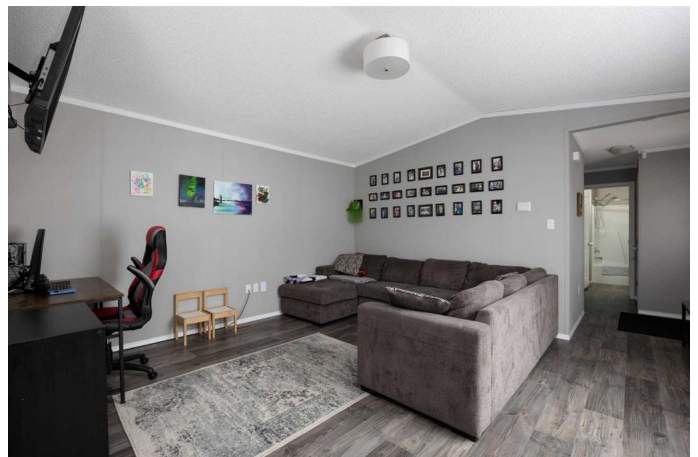
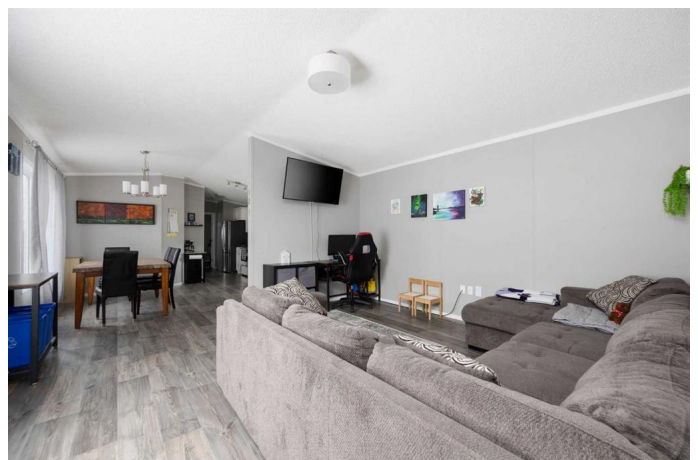
Built in 2020

## Essential Information

MLS® #	A2217405
Price	\$333,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,225
Acres	0.11
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	Double Wide Mobile Home
Status	Active

## Community Information

Address	196 Clausen Crescent
Subdivision	Timberlea
City	Fort McMurray



County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2H7

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	Open Floorplan, Pantry
Appliances	Central Air Conditioner, Dishwasher, Freezer, Microwave, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Basement	None

### Exterior

Exterior Features	Other
Lot Description	Lawn, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block

### Additional Information

Date Listed	May 3rd, 2025
Days on Market	5
Zoning	res

### Listing Details

Listing Office	RE/MAX Connect
----------------	----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.