



181 Clausen Crescent Fort McMurray Alberta

\$249,900

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, you'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 trails—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. (id:6769)

4pc Bathroom 5.33 Ft x 7.92 Ft

4pc Bathroom 8.67 Ft x 5.08 Ft

Bedroom 9.33 Ft x 11.42 Ft

Bedroom 9.33 Ft x 8.83 Ft

Dining room 5.92 Ft x 13.42 Ft

Foyer 5.33 Ft x 12.58 Ft

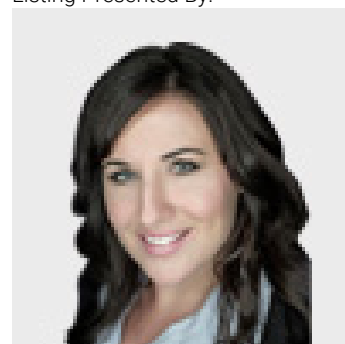
Kitchen 8.92 Ft x 13.50 Ft

Laundry room 11.25 Ft x 7.58 Ft

Living room 14.83 Ft x 15.25 Ft

Primary Bedroom 14.75 Ft x 12.17 Ft

Listing Presented By:



Originally Listed by:
The Agency North Central Alberta

<http://www.theagencyfortmcmurray.com/>

RE/MAX

RE/MAX Fort McMurray

9919 Biggs Avenue , Fort
McMurray, AB,

Phone: 780-880-7173
jadenek@remax.net