



284 Clausen Crescent Fort McMurray Alberta

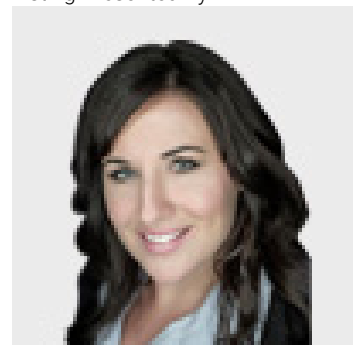
\$299,999

Step into a blend of comfort and convenience with this well-maintained 2013 mobile home, boasting a generous 1510 square feet of living space perfectly designed for family living. This delightful home features Central AC, three bedrooms, and two full bathrooms, including a luxurious primary bedroom complete with a spacious walk-in closet and a 5-piece ensuite. The ensuite is a true retreat, equipped with a double vanity, a corner jetted tub, and a separate shower for your relaxation needs. The heart of the home is the expansive open-concept area that combines the kitchen with the living and dining spaces, creating an inviting atmosphere for entertaining and everyday living. The kitchen is a culinary delight with dark maple shaker-style cabinets; tons of counter space on the center island that doubles as a breakfast bar; the kitchen features sleek stainless steel appliances including the built-in electric stove top and oven. The living room features a gorgeous fireplace with floor-to-ceiling stone accents. Between the living areas and the primary bedroom, there is a large mudroom and laundry area, providing practical storage solutions and everyday convenience. Outdoor living is just as splendid, featuring a large deck on the side of the home which includes a lovely enclosed pergola, offering privacy and a perfect spot for relaxation or hosting gatherings. Additional storage is available in the form of a sizeable back storage shed measuring 10.25 ft x 12.23 ft, ideal for tools and outdoor equipment. Located in the Cartier Mobile Home Park and just steps away from the Syncrude Athletic Park, this home is in a prime location offering convenience to both amenities and recreational activities. This home is not just a place to live but a wonderful lifestyle opportunity. Don't miss out on making this beautiful property yours! (Larger furnishings are negotiable to be included)...

4pc Bathroom 8.08 Ft x 10.08 Ft
 5pc Bathroom 8.42 Ft x 10.58 Ft
 Bedroom 10.25 Ft x 10.08 Ft
 Bedroom 11.25 Ft x 10.08 Ft
 Primary Bedroom 12.08 Ft x 17.42 Ft

Dining room 6.75 Ft x 15.75 Ft
 Kitchen 12.08 Ft x 15.75 Ft
 Laundry room 6.25 Ft x 10.08 Ft
 Living room 18.75 Ft x 14.67 Ft
 Other 6.33 Ft x 7.00 Ft

Listing Presented By:



Originally Listed by:
EXP REALTY



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