



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**101 Clausen Crescent
Fort McMurray, Alberta**

MLS # A2296602



\$189,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,299 sq.ft.	Age:	1984 (42 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 330
Basement:	None	LLD:	-
Exterior:	Veneer	Zoning:	RMH
Foundation:	Block	Utilities:	-
Features:	No Smoking Home		

Inclusions: Fridge, Stove, Dishwasher , Microwave, Washer , Dryer, A/C unit, Shed

CORNER LOT! AMPLE PARKING! Welcome to 101 Clausen Crescent. This well-maintained 3-bedroom, 2-bathroom home offers a functional layout complemented by numerous thoughtful updates throughout. Featuring durable laminate flooring that flows seamlessly across the entire home, this property combines style with low-maintenance living. The mudroom offers a spacious entrance into the home for your convenience. that has a brand new exterior door. The kitchen is equipped with a pantry closet, laminate countertops, and a fridge that is only one year old, and is conveniently situated across from the dining area. Just off the kitchen, you'll find a spacious living room that comfortably accommodates the whole family. The home includes three generously sized bedrooms and two full bathrooms, including a primary bedroom complete with a private ensuite featuring a brand-new stand-up shower. The main bathroom has also been refreshed with a newer tub, surround, and updated toilet, and the en suite bathroom shower was also recently replaced. Outside, enjoy a fully fenced yard with two separate decks, a shed, and a parking pad with space for up to three vehicles. Additional features include air conditioning, vinyl windows, belly bag upgrades and re-leveling, fresh paint, furnace mother board replacement, shingles (2020), hot tub power that is ran to the rear of the property, and a prime location close to schools and all amenities. Call today to book your personal showing.