



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**224 Clausen Crescent
Fort McMurray, Alberta**

MLS # A2334419



\$299,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,518 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	2
Garage:	Aggregate, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 330
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH
Foundation:	Piling(s)	Utilities:	-
Features:	Closet Organizers, High Ceilings, Jetted Tub, Laminate Counters, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Walk-In Closet(s)		

Inclusions: Window coverings, Fridge, Stove, OTR, Microwave, Dishwasher, Washer, Dryer, TV mounting bracket x 5, Ring camera x 2, Nest thermostat, Shelving in front bedroom, Air Conditioner, Shed x 2, Hose reel.

Welcome to this well maintained 4-bedroom manufactured home offering over 1,500 sq.ft. of comfortable living space! Freshly painted throughout approximately 90% of the home and complemented by new baseboards. This move-in-ready property also features no carpet, making it easy to maintain. The open-concept layout is highlighted by a corner natural gas fireplace updated with shiplap and a wood beam mantel. Laminate flooring flows throughout the main living room & bedrooms. The spacious kitchen offers an abundance of cabinetry, generous counter space, a pantry, + stainless steel appliances + dual skylights allow ample natural light! The adjacent dining area provides direct access to the two-tiered deck complete with a pergola—perfect for relaxing or entertaining. The primary bedroom features a spacious walk-in closet and a well-appointed ensuite with a corner jetted tub, nice amount of vanity space, and additional storage cabinetry. Three more generously sized bedrooms, a full bathroom, and a separate laundry room with upper storage cabinets complete the functional layout. Situated on a fully fenced 4,900+ sq.ft. lot, the backyard offers plenty of space for kids, pets, and outdoor enjoyment. You'll also appreciate the 20' x 12' workshop, an additional storage shed, and an aggregate driveway with parking for 4+ vehicles, RV, or recreational toys. This property also offers home central air conditioning. Offering space, updates, and exceptional outdoor amenities, this is a fantastic opportunity for families, first-time buyers, or anyone looking for affordable homeownership without compromising on features!