

# \$49,000 - 149 Clausen Crescent, Fort McMurray

MLS® #A2256718

**\$49,000**

3 Bedroom, 2.00 Bathroom, 1,616 sqft  
Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

Located in Cartier Park, this 1616 ft<sup>2</sup> mobile sits on a 4,547 ft<sup>2</sup> lot and offers a rare opportunity for those looking to take on a project. The home has been stripped down to the framing, offering a clean slate for a full redesign to your exact specifications. Whether you're looking to renovate, or start fresh, this property is priced for the work required/land value and is ideal for someone with vision and the resources necessary. Enjoy a central location close to bus stops, schools, shopping, parks, and Fort McMurray's beautiful walking and biking trails.

Built in 1983

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2256718                |
| Price          | \$49,000                |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,616                   |
| Acres          | 0.10                    |
| Year Built     | 1983                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Double Wide Mobile Home |
| Status         | Active                  |

## Community Information



|             |                      |
|-------------|----------------------|
| Address     | 149 Clausen Crescent |
| Subdivision | Timberlea            |
| City        | Fort McMurray        |
| County      | Wood Buffalo         |
| Province    | Alberta              |
| Postal Code | T9K 2H8              |

### **Amenities**

|                |                             |
|----------------|-----------------------------|
| Amenities      | None                        |
| Parking Spaces | 2                           |
| Parking        | Driveway, Off Street, Stall |

### **Interior**

|                   |             |
|-------------------|-------------|
| Interior Features | See Remarks |
| Appliances        | None        |
| Heating           | Forced Air  |
| Cooling           | None        |
| Basement          | None        |

### **Exterior**

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | None                          |
| Lot Description   | Interior Lot, Rectangular Lot |
| Roof              | Asphalt Shingle               |
| Construction      | Vinyl Siding, Wood Frame      |
| Foundation        | See Remarks                   |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 11                   |
| Zoning         | RMH                  |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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