

**169 Clausen Crescent
Fort McMurray, Alberta****MLS # A2220756****\$100,000**

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,230 sq.ft.	Age:	1983 (42 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Front Yard		

Heating:	Fireplace(s), Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Vinyl Siding
Foundation:	Piling(s)
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 330
LLD:	-
Zoning:	RMH
Utilities:	-

Inclusions: As is / Where is

Welcome to 169 Clausen Cres. Discover comfort and convenience in this 1200 sq ft mobile home at a desirable price! Located in Cartier Park, close to parks, schools and amenities, this mobile is great for investors and first time home buyers alike. Featuring 3 bedrooms, 1.5 bathrooms, spacious living room with wood burning fireplace and an eat-in kitchen with ample counter space. This home also features a heated porch, large deck and fully fenced yard. Schedule your private showing today! Property is being sold as is/where is.