

**RE/MAX**  
GRANDE PRAIRIE



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172 Clausen Crescent  
Fort McMurray, Alberta

MLS # A2279187

**\$179,900**



Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,217 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, See Remarks		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Ceramic Tile, Laminate, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 330

**Basement:** None

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** RMH

**Foundation:** Block

**Utilities:** -

**Features:** Ceiling Fan(s), Jetted Tub

**Inclusions:** N/A

Welcome to affordable living in this well-laid-out home featuring three bedrooms, including a must-see primary bedroom privately located on one side of the home with a double jetted tub and separate stand-up shower, while the two additional generously sized bedrooms are situated on the opposite side near the second full bathroom; the kitchen offers ample cabinet and countertop space and opens into the spacious dining area and large living room, beautifully accented by a cozy gas fireplace, and outside you'll find great deck space and concrete driveway parking; this property is being sold as is, where is, so call today to book your personal showing.