

**149 Clausen Crescent
Fort McMurray, Alberta**

MLS # A2232017

\$60,500



Heating:	Forced Air	Water:	-
Floors:	Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 330
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RMH
Foundation:	See Remarks	Utilities:	-
Features:	See Remarks		

Inclusions: as is, where is on possession

Located in Cartier Park, this 1616 ft²; mobile sits on a 4,547 ft²; 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, rebuild, or start fresh, this property is priced for the work required and is ideal for someone with vision and the resources to bring it back to life. Enjoy a central location close to bus stops, schools, shopping, parks, and Fort McMurray's beautiful walking and biking trails.