



149 Clausen Crescent  
Fort McMurray, Alberta

MLS # A2256718



**\$43,500**

|                  |                                |                               |
|------------------|--------------------------------|-------------------------------|
| <b>Division:</b> | Timberlea                      |                               |
| <b>Type:</b>     | Residential/Manufactured House |                               |
| <b>Style:</b>    | Mobile Home-Double Wide        |                               |
| <b>Size:</b>     | 1,616 sq.ft.                   | <b>Age:</b> 1983 (43 yrs old) |
| <b>Beds:</b>     | 3                              | <b>Baths:</b> 2               |
| <b>Garage:</b>   | Driveway, Off Street, Stall    |                               |
| <b>Lot Size:</b> | 0.10 Acre                      |                               |
| <b>Lot Feat:</b> | Interior Lot, Rectangular Lot  |                               |

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

|                    |                               |
|--------------------|-------------------------------|
| <b>Inclusions:</b> | As is, where is on possession |
|--------------------|-------------------------------|

Located in Cartier Park, this 4,547 ft<sup>2</sup> lot offers a rare opportunity for redevelopment. This property is priced to reflect land value only. The location is central and convenient with quick access to bus stops, schools, shopping, parks, and Fort McMurray's walking and biking trails. This is an excellent option for anyone looking for a project site or a fresh start in a well-established area.