

**152 Clausen Crescent  
Fort McMurray, Alberta**

**MLS # A2271439**

# \$168,900



<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 330
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RMH
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, all window coverings, wall ac unit,

Affordable living at 152 Clausen Crescent! This 3 bedrooms, 1.5 bathroom home is ready immediately for new owners. The 30' x 10' front covered deck creates a friendly and welcoming entrance. Inside you will find a front living room with custom shutter window coverings and a wall ac unit. The white kitchen has a spacious island with eat up bar. Down the hallway you will find 3 bedrooms, a 4PC main bathroom with fresh paint and a laundry room with a 1/2 bathroom. The patio doors off the primary bedroom lead to the rear deck and fenced yard with a fire pit, large shed and wide yard leading from the backyard. Available immediately