

**172 Clausen Crescent  
Fort McMurray, Alberta****MLS # A2279187****\$179,900**

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

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**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.