

\$49,000 - 149 Clausen Crescent, Fort McMurray

MLS® #A2256718

\$49,000

3 Bedroom, 2.00 Bathroom, 1,616 sqft
Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

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, or start fresh, this property is priced for the work required/land value and is ideal for someone with vision and the resources necessary. Enjoy a central location close to bus stops, schools, shopping, parks, and Fort McMurray's beautiful walking and biking trails.

Built in 1983

Essential Information

MLS® #	A2256718
Price	\$49,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,616
Acres	0.10
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Double Wide Mobile Home
Status	Active

Community Information



Address	149 Clausen Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2H8

Amenities

Amenities	None
Parking Spaces	2
Parking	Driveway, Off Street, Stall

Interior

Interior Features	See Remarks
Appliances	None
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	None
Lot Description	Interior Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	See Remarks

Additional Information

Date Listed	September 12th, 2025
Days on Market	34
Zoning	RMH

Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.