\$260,000 - 280 Clausen Crescent, Fort McMurray

MLS® #A2257892

\$260,000

3 Bedroom, 2.00 Bathroom, 1,231 sqft Residential on 0.09 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 280 Clausen Crescent: A stunning, newer three-bedroom, two-bathroom home in the heart of Timberlea, offering turn-key living with modern finishes and thoughtful upgrades throughout. Built in 2018, this home provides ample front parking with additional space for RVs or recreational vehicles, and both the front and back yards have been beautifully landscaped and freshly sodded for a clean, finished look. The fully fenced yard is private and perfect for outdoor gatherings, and includes a 10x12 shed with double doors and a ramp for easy access to your toys and gear.

Inside, the home welcomes you with a light and airy feel, thanks to vaulted ceilings, oversized windows with cordless blinds, and a soft modern palette of grey flooring, creamy cabinetry, and upgraded black stainless steel appliances. The open concept layout flows seamlessly from the living area to the kitchen and dining spaces, creating an inviting space for relaxing or entertaining.

The primary bedroom is a peaceful retreat, generously sized with an extra-large walk-in closet and a luxurious ensuite bathroom complete with a stand-up shower, separate soaker tub, and extended counter space for a vanity. Two additional bedrooms and a second full bathroom complete the interior layout, offering functionality for families, guests, or home office needs.







Additional features include an Energy Savings Package, Lifetime Architectural Shingles, a durable Steel Pile foundation and Braided Water Lines to all sinks and toilets. With immediate possession available, this move-in-ready home is ready to welcome its new owners. Schedule your private tour today.

Built in 2018

Essential Information

MLS® # A2257892 Price \$260,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,231 Acres 0.09 Year Built 2018

Type Residential Sub-Type Detached

Style Single Wide Mobile Home

Status Active

Community Information

Address 280 Clausen Crescent

Subdivision Timberlea

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K 2H6

Amenities

Amenities None Parking Spaces 4

Parking Driveway, Front Drive, Parking Pad, RV Access/Parking, RV Gated, Side

By Side, Tandem

Interior

Interior Features Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan,

Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window

Coverings

Heating Forced Air

Cooling None
Basement None

Exterior

Exterior Features Storage

Lot Description Low Maintenance Landscape, Standard Shaped Lot

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Piling(s)

Additional Information

Date Listed September 18th, 2025

Days on Market 32

Zoning RMH

Listing Details

Listing Office The Agency North Central Alberta

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