

\$174,000 - 279 Mustang Road, Fort McMurray

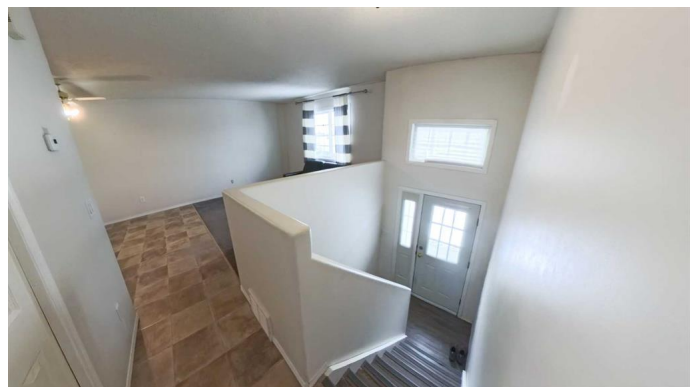
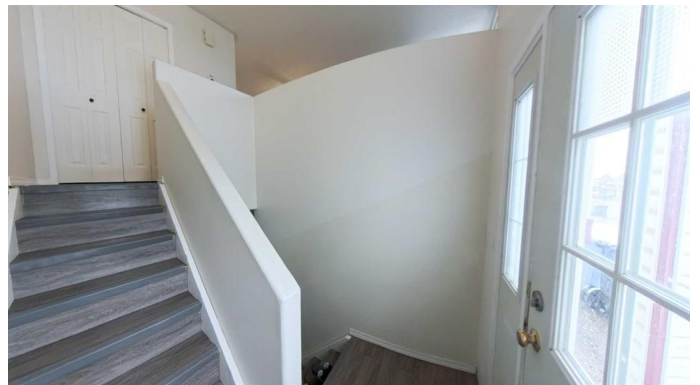
MLS® #A2139792

\$174,000

3 Bedroom, 2.00 Bathroom, 592 sqft
Residential on 0.06 Acres

Prairie Creek, Fort McMurray, Alberta

Welcome to this cozy bi-level townhouse in the desirable neighborhood of Prairie Creek. Featuring three well-sized bedrooms and one and a half bathrooms. The inviting back deck, with new stairs installed last year, opens to a shared, partly fenced backyard, perfect for relaxation and outdoor activities. Added benefit of the green space out back means no neighbours behind! Inside, the home offers a thoughtfully designed layout that balances comfort and functionality. The recent addition of new vinyl plank flooring in the downstairs area enhances the home's contemporary appeal. The living areas are spacious and filled with natural light, creating a warm and welcoming atmosphere. Conveniently located, this townhouse is just minutes away from shopping, dining options, and schools, ensuring all your daily needs are met. For those who travel frequently, the proximity to the airport is a significant advantage. Commuters will appreciate the easy access to Highway 63, providing quick and efficient travel. For outdoor enthusiasts, a golf course is conveniently located just down the road, offering a perfect retreat for a leisurely game. One of the standout features of this property is NO CONDO FEES, making it an even more appealing and cost-effective choice. This lovely townhouse in Prairie Creek awaits your personal touch and it's an excellent opportunity for, first time home buyers, families, professionals, and retirees alike to secure a home in this beautiful area. Don't



miss your chance to own this fantastic property. Contact me today to schedule a viewing and discover all that this wonderful townhouse has to offer!

Built in 2001

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2139792 |
| Price | \$174,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 592 |
| Acres | 0.06 |
| Year Built | 2001 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 279 Mustang Road |
| Subdivision | Prairie Creek |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9H 5L7 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 2 |
| Parking | Driveway, Front Drive, Parking Pad, Paved, Tandem |

Interior

| | |
|-------------------|--|
| Interior Features | Open Floorplan, Master Downstairs, Storage |
| Appliances | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |

| | |
|--------------|----------------|
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Other |
| Lot Description | Back Yard, Backs on to Park/Green Space, Lawn, Low Maintenance Landscape, No Neighbours Behind |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Wood |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 11th, 2024 |
| Days on Market | 303 |
| Zoning | R3 |

Listing Details

| | |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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