

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

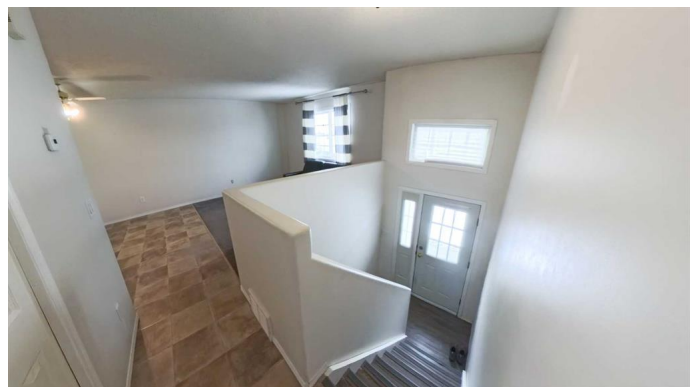
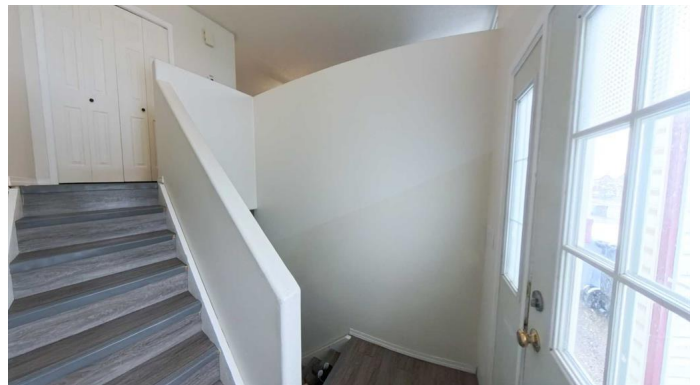
MLS® #A2139792

**\$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	297
Zoning	R3

### **Listing Details**

Listing Office	RE/MAX Connect
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