



THE
A-TEAM

**RE/MAX
FIRST**

271,275,279,283,287 MUSTANG Road, Fort McMurray T9K 5L7

MLS®#: **A2114613**

Area: **Prairie Creek**

Listing Date: **03/19/24**

List Price: **\$899,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Fort McMurray

Year Built:

2001

Lot Information

Lot Sz Ar:

3,823 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

592

Low Sqft:

Ttl Sqft:

592

DOM

61

Layout

Beds:

3 (3)

Baths:

1.5 (1 1)

Style:

Bi-Level

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Lawn,Greenbelt,No Neighbours Behind,Many Trees
Driveway,Front Drive,Outside,Owned,Stall**

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air,Natural Gas

Sewer:

Ext Feat:

Other,Playground,Storage

Construction:

None

Flooring:

Carpet,Linoleum,Vinyl Plank

Water Source:

Fnd/Bsmt:

Wood

Kitchen Appl:

Dishwasher,Refrigerator,Stove(s),Washer/Dryer

Int Feat:

Laminate Counters,No Smoking Home,Pantry,Storage,Walk-In Closet(s)

Utilities:

Room Information

Room

Kitchen

Dining Room

Bedroom - Primary

Bedroom

Level

Main

Main

Lower

Lower

Dimensions

13`9" x 11`7"

9`2" x 11`0"

8`10" x 11`4"

7`10" x 10`11"

Room

Living Room

2pc Bathroom

Bedroom

4pc Bathroom

Level

Main

Main

Lower

Lower

Dimensions

9`10" x 15`6"

4`10" x 4`11"

9`10" x 8`5"

4`11" x 8`7"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0122957

Zoning:

R3

Remarks

Pub Rmks:	**Investment Opportunity: 5-Unit Property in Prairie Creek** Nestled in the serene beauty of Prairie Creek, this property on Mustang Rd presents a rare investment opportunity. Comprising five spacious units, each boasting three bedrooms, a full bathroom, and a convenient half bathroom, this property offers comfortable living spaces for potential tenants or owners. One of the standout features of this property is its location, backing onto green space. Residents will relish the peacefulness and natural beauty that surrounds them, with walking trails and bike paths meandering through the area, perfect for outdoor enthusiasts. Inside, each unit is thoughtfully designed with a bi-level layout, providing a sense of space and privacy. The units are equipped with all the essential appliances, including a fridge, stove, dishwasher, washer, and dryer. Some units have been updated with newer flooring, adding a modern touch to the interiors. For investors, this property presents an excellent opportunity for rental income. Two units are currently rented, with tenants willing to stay, ensuring immediate returns on investment. Moreover, the absence of condo fees makes these units highly attractive to potential renters, enhancing their rental appeal. Convenience is key with this property, as each unit is allocated two parking spaces, ensuring ample parking for residents and guests alike. Additionally, its proximity to schools and shopping adds to its appeal and convenience for residents. A major highlight of this property is its large shared backyard. Each unit features a deck, providing a perfect spot for relaxation or hosting gatherings. Stairs lead down to the backyard, making it easily accessible to all residents and offering a communal space for enjoyment. Whether you're looking for a lucrative investment opportunity or seeking staff housing, this property offers endless possibilities. Don't miss out on the chance to own a piece of Prairie Creek's beauty and potential. Schedule a viewing today to explore all that this property has to offer. ****Each unit is individually titled****
Inclusions:	N/A
Property Listed By:	RE/MAX FORT MCMURRAY

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800











