



THE
A-TEAM

**RE/MAX
FIRST**

209 MUSTANG Road, Fort McMurray T9H 5K4

MLS® #: **A2122922**

Area: **Prairie Creek**

Listing Date: **04/14/24**

List Price: **\$379,999**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2001

Lot Information

Finished Floor Area

Abv Sqft:

1,216

Low Sqft:

Lot Sz Ar:

4,739 sqft

Ttl Sqft:

1,216

Lot Shape:

0 x 0

DOM

19

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

Modular Home

Parking

Ttl Park:

2

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

No Neighbours Behind,Landscaped,Street Lighting

RV Access/Parking

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Asphalt

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Pillar/Post/Pier

Kitchen Appl:

Dishwasher,Electric Oven,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer

Int Feat:

Ceiling Fan(s),Jetted Tub

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"	Bedroom - Primary	Main	11`6" x 14`3"
4pc Ensuite bath	Main	0`0" x 0`0"	Bedroom	Main	8`3" x 12`4"
Bedroom	Main	9`0" x 8`3"	Kitchen With Eating Area	Main	14`8" x 19`9"
Living Room	Main	15`5" x 14`8"			

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

0024365

RMH

Remarks

Pub Rmks:

MODERN FARMHOUSE. FANTASTIC STARTER HOME AND NO CONDO FEES! Imagine sitting on your deck listening to the birds, enjoying your morning coffee or hanging out around your fire-pit with friends. The peaceful neighborhood of Prairie Creek, sits this BEAUTIFUL RENO'D 3 bedroom, 2 bath modular home. There is room for RV Parking, and it has a 18' x 20' detached garage, for all your toys or for your very own MAN CAVE! If you are looking for an awesome spot, with lots of bells and whistles, look no further, New Kitchen, New Light Fixtures, New flooring and freshly painted throughout, so many things have been done to make this home MOVE IN READY! Just BRING YOUR CHEQUE BOOK and MOVE RIGHT IN! For your personal tour CALL TODAY!

Inclusions:

Property Listed By:

**fridge, stove, dishwasher, washer/dryer, heater in garage, central a/c
RE/MAX FORT MCMURRAY**

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





