



THE
A-TEAM

**RE/MAX
FIRST**

188 MUSTANG Road, Fort McMurray T9H5K4

MLS® #: **A2138893** Area: **Prairie Creek** Listing **06/11/24** List Price: **\$175,000**
 Status: **Active** County: **Wood Buffalo** Date: Change: **-\$14k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray** Finished Floor Area
 Year Built: **2001** Abv Sqft: **1,225**
 Lot Sz Ar: **4,391 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **1,225**

DOM

97
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Modular Home**

Parking

Ttl Park: **4**
 Garage Sz:

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet, Laminate**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Piling(s)**

Kitchen Appl: **See Remarks**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main		4pc Ensuite bath	Main	
Bedroom - Primary	Main	14`11" x 11`8"	Bedroom	Main	12`4" x 8`4"
Bedroom	Main	9`0" x 8`6"	Living Room	Main	14`10" x 15`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0024365

Zoning:
RMH

Remarks

Pub Rmks: **Welcome home to this charming, manufactured home with NO CONDO FEES, a spacious yard and deck perfect for outdoor entertaining. This lovely home boasts three bedrooms and two bathrooms, including a fantastic Primary bedroom with an ensuite bathroom complete with a soothing soaker tub. Step inside to discover a large kitchen with ample counter space and storage, perfect for preparing delicious meals for family and friends. The cozy living room is highlighted with laminate flooring and large windows for the ultimate natural light. The laundry room offers plenty of space for that extra storage. The open interior design adds a touch of warmth and charm to this lovely home. With plenty of space for everyone, this manufactured home is perfect for families or those who love to entertain. Outside features an oversized deck and a shed. With a concrete driveway and extra parking this home cannot wait for its new owners! Close to trails, parks and the airport, don't miss the opportunity to make this charming abode your own!**

Inclusions: **CMHC ADDENDUM**
Property Listed By: **RE/MAX FORT MCMURRAY**

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