



THE
A-TEAM

**RE/MAX
FIRST**

271 MUSTANG Road, Fort McMurray T9H 5L7

MLS®#: **A2139723**

Area: **Prairie Creek**

Listing Date: **06/11/24**

List Price: **\$184,000**

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**

Finished Floor Area
Abv Sqft: **592**
Low Sqft:
Ttl Sqft: **592**

DOM

134
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **Bi-Level**

Lot Information

Lot Sz Ar: **2,436 sqft**
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Lawn,Low Maintenance Landscape,No Neighbours Behind**
Park Feat: **Driveway,Front Drive,Outside,Parking Pad,Paved,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **None**
Flooring: **Carpet,Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Wood**

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Open Floorplan,Primary Downstairs,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`7" x 15`9"
2pc Bathroom	Main	4`11" x 4`11"
Bedroom - Primary	Lower	12`7" x 10`2"
Bedroom	Lower	8`3" x 9`10"

Room	Level	Dimensions
Kitchen	Main	14`0" x 12`8"
Furnace/Utility Room	Main	7`5" x 7`4"
Bedroom	Lower	11`4" x 9`9"
4pc Bathroom	Lower	9`1" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0122957

Zoning:
R3

Remarks

Pub Rmks:

Welcome to this delightful bi-level townhouse nestled in the beautiful neighbourhood of Prairie Creek. This home offers a serene living experience, as it backs onto a beautiful greenspace with no neighbours behind. Enjoy peaceful mornings and evenings on the deck with stairs that leads down to a shared, partly fenced backyard, perfect for relaxing or entertaining. Inside, you'll find three spacious bedrooms and one and a half bathrooms. The layout is designed for comfort and functionality, making it a perfect home for any lifestyle. Located close to numerous amenities, this townhouse offers convenience at every turn. You'll find shopping and schools just minutes away. For those who travel frequently, the proximity to the airport is a significant advantage. Commuters will appreciate the easy access to Highway 63, ensuring smooth and quick travel. Golf enthusiasts will be thrilled to discover a golf course just down the road, making it easy to enjoy a round of golf whenever the mood strikes. Best of all, this property comes with NO CONDO FEES, making it an even more attractive and affordable option. Don't miss out on this wonderful opportunity to own a home in Prairie Creek. Contact me today to schedule a viewing and see for yourself all that this lovely townhouse has to offer!

Inclusions:
Property Listed By:

**N/A
RE/MAX FORT MCMURRAY**

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