



THE
A-TEAM

**RE/MAX
FIRST**

275 MUSTANG Road, Fort McMurray T9H 5L7

MLS® #: **A2139781** Area: **Prairie Creek** Listing Date: **06/11/24** List Price: **\$174,000**
 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: **2,436 sqft**
 Lot Shape:

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

DOM

97
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **Bi-Level**

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,Parking Pad,Paved,Tandem**

Utilities and Features

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

Construction: **Vinyl Siding**
 Flooring: **Carpet,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	Room	Level	Dimensions
Living Room	Main	12`7" x 15`9"	Kitchen	Main	14`0" x 12`8"
2pc Bathroom	Main	4`11" x 4`11"	Furnace/Utility Room	Main	7`5" x 7`4"
Bedroom - Primary	Lower	12`7" x 10`2"	Bedroom	Lower	11`4" x 9`9"
Bedroom	Lower	8`3" x 9`10"	4pc Bathroom	Lower	9`1" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0122957

Zoning:
R3

Remarks

Pub Rmks: **Discover affordable living in the desirable neighborhood of Prairie Creek. This charming bi-level townhouse boasts three well proportioned bedrooms and one and a half bathrooms. Spend your mornings and evenings on the inviting back deck, which leads to a shared, partly fenced backyard—with new stairs installed last year. The home’s thoughtful layout is designed for both comfort and functionality, making it adaptable to any lifestyle. Situated in a great location, this townhouse is close to a variety of amenities. Whether you need to shop or dine out everything is just minutes away, including schools. Frequent travelers will appreciate the close proximity to the airport, while commuters will benefit from easy access to Highway 63, ensuring quick and convenient travel. For those who enjoy outdoor activities, a golf course is conveniently located just down the road, offering the perfect escape for a leisurely game. One of the standout features of this property is that it has NO CONDO FEES, making it an even more appealing and cost-effective choice. This lovely townhouse in Prairie Creek combines convenience and community. It’s a wonderful opportunity for first time home buyers, families, professionals, and retirees alike to own a piece of this desirable neighborhood. Don’t wait to make this charming townhouse your new home. Contact me today to schedule a viewing and experience all that this fantastic property has to offer!**

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