



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**279 MUSTANG Road, Fort McMurray T9H 5L7**

MLS®#: **A2139792**

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

**293**  
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,Low Maintenance Landscape,No Neighbours Behind 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,Vinyl Plank**  
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:

Zoning:  
**R3**

**0122957**

Remarks

Pub Rmks:

**Welcome to this cozy bi-level townhouse in the desirable neighborhood of Prairie Creek. Featuring three well-sized bedrooms and one and a half bathrooms. The inviting back deck, with new stairs installed last year, opens to a shared, partly fenced backyard, perfect for relaxation and outdoor activities. Added benefit of the green space out back means no neighbours behind! Inside, the home offers a thoughtfully designed layout that balances comfort and functionality. The recent addition of new vinyl plank flooring in the downstairs area enhances the home's contemporary appeal. The living areas are spacious and filled with natural light, creating a warm and welcoming atmosphere. Conveniently located, this townhouse is just minutes away from shopping, dining options, and schools, ensuring all your daily needs are met. For those who travel frequently, the proximity to the airport is a significant advantage. Commuters will appreciate the easy access to Highway 63, providing quick and efficient travel. For outdoor enthusiasts, a golf course is conveniently located just down the road, offering a perfect retreat for a leisurely game. One of the standout features of this property is NO CONDO FEES, making it an even more appealing and cost-effective choice. This lovely townhouse in Prairie Creek awaits your personal touch and it's an excellent opportunity for, first time home buyers, families, professionals, and retirees alike to secure a home in this beautiful area. Don't miss your chance to own this fantastic property. Contact me today to schedule a viewing and discover all that this wonderful townhouse has to offer!**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX Connect**

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





