



THE
A-TEAM

**RE/MAX
FIRST**

329 MUSTANG Road, Fort McMurray T9H5K6

MLS®#: **A2162281**

Area: **Prairie Creek**

Listing Date: **09/09/24**

List Price: **\$579,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 07-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2002**

Finished Floor Area
Abv Sqft: **1,640**
Low Sqft:
Ttl Sqft: **1,640**

Lot Information

Lot Sz Ar: **6,105 sqft**
Lot Shape:

DOM

73
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Modified Bi-Level**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Lawn,Greenbelt,No Neighbours Behind,Landscaped**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Wood Frame**
Flooring: **Ceramic Tile,Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**
Int Feat: **High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Storage,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"
Dinette	Main	19`0" x 19`0"
Living Room	Main	15`0" x 14`0"
4pc Ensuite bath	Upper	0`0" x 0`0"
Walk-In Closet	Upper	6`8" x 9`7"
Bedroom	Basement	12`10" x 14`6"
Game Room	Basement	20`8" x 22`5"

Room	Level	Dimensions
Bedroom	Main	11`9" x 9`11"
Kitchen	Main	11`0" x 15`4"
Sunroom/Solarium	Main	14`1" x 12`4"
Bedroom - Primary	Upper	16`5" x 15`8"
3pc Bathroom	Basement	0`0" x 0`0"
Bedroom	Basement	9`10" x 15`5"
Storage	Basement	5`2" x 9`4"

Furnace/Utility Room

Basement

9`11" x 8`10"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R1S

0024365

Remarks

Pub Rmks:

DRIVE THROUGH double attached garage. This home is a gem in Prairie Creek. A very quiet neighbourhood. It's the first subdivision within the city limits. Mustang Road is Prairie Creek's "Candy Cane Lane". Current residents are hoping the future owner loves Christmas and will decorate to help celebrate the season!. So many things to love about this home. Firstly it is in immaculate shape. Nothing you need to do but move right in. Previous pride of ownership is evident. No carpet home makes it easy to keep clean. The main floor has a sitting room or could be used as an office or kids toy area. There is one bedroom on the main floor off of the main bathroom and kitchen. This modified bi-level has a large primary bedroom above the garage with large walk in closet (WOW) and 4 pc ensuite. The three season sunroom is more space to enjoy and keep away from the bugs. The basement has a large rec room, 2 more bedrooms, 3pc bathroom and tons of storage. The laundry is off the foyer in the mudroom area is the laundry. The garage is a dream. Drive through meaning there are 3 doors. All this space backing green space. Be sure to check out the 360 tour & detailed floor plans. Property is being sold as is where is.

Inclusions:

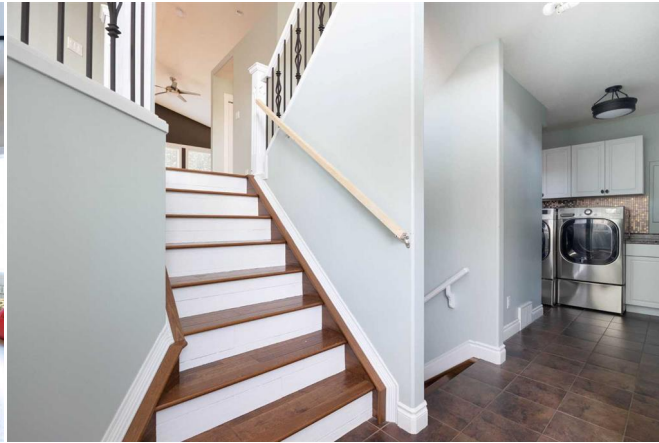
Property Listed By:

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RE/MAX FORT MCMURRAY

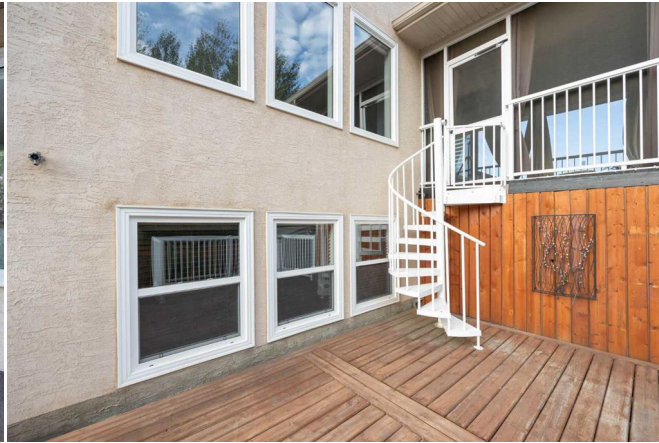
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800





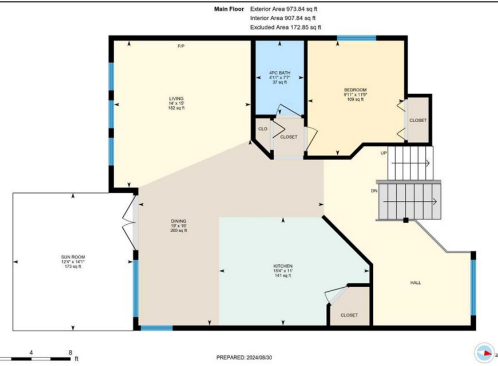








329 Mustang Rd, Fort McMurray, AB



White regions are excluded from total floor area in GUCIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Landing And Garage Exterior Area 181.71 sq ft
Interior Area 162.22 sq ft
Excluded Area 708.83 sq ft



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Basement (Below Grade) Exterior Area 343.60 sq ft
Interior Area 322.69 sq ft
Excluded Area 116.79 sq ft



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