



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2186036**

Area: **Prairie Creek**

Listing Date: **01/07/25**

List Price: **\$249,000**

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: **2002**

Finished Floor Area  
Abv Sqft: **549**  
Low Sqft:  
Ttl Sqft: **549**

DOM

**83**  
Layout  
Beds: **3 (3)**  
Baths: **1.5 (1 1)**  
Style: **Bi-Level**

Lot Information

Lot Sz Ar: **4,294 sqft**  
Lot Shape:

Parking  
Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Back Yard,Corner Lot,Lawn,Low Maintenance Landscape,Level**  
Park Feat: **Driveway,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt: **Wood**

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer**  
Int Feat: **Laminate Counters,Open Floorplan,Pantry,Storage,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 5`3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>7`3" x 11`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`11" x 11`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`0" x 18`10"</b>
<b>Furnace/Utility Room</b>	<b>Main</b>	<b>7`2" x 5`6"</b>	<b>4pc Bathroom</b>	<b>Lower</b>	<b>4`11" x 9`1"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>8`2" x 8`5"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>9`10" x 8`3"</b>
<b>Bedroom - Primary</b>	<b>Lower</b>	<b>8`11" x 11`2"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0224809**

Zoning:  
**R3**

Remarks

Pub Rmks:

**Welcome, potential investors and first-time home buyers! Are you looking for a fully renovated starter home with no condo fees? Look no further than this charming 1061.39 sqft Bi-level Townhouse located in the peaceful area of Prairie Creek. This property has undergone recent interior upgrades, including new laminate flooring on the main level and plush carpeting in the lower level. The upgraded white kitchen cabinets, countertops, interior doors, lighting, and fresh paint give the home a modern and welcoming feel. The main floor features a spacious living room, dining area, kitchen, 2-pc. bath, and a utility room that houses the furnace and hot water tank. The lower level boasts three bedrooms, a full bath, and laundry facilities. Large windows throughout the lower level allow natural light to pour in, creating a bright and inviting space. Step outside through the rear door and enjoy the wood deck and good-sized yard, perfect for entertaining or relaxing with loved ones. This home is in move-in condition and ready for you to make it your own! Don't miss this opportunity to own a fully renovated starter home with no condo fees. Schedule a viewing today and experience the peaceful beauty of Prairie Creek living.**

Inclusions:  
Property Listed By:

**Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer  
RE/MAX Connect**

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









242 Mustang Rd, Fort McMurray, AB

Main Floor Exterior Area 602.58 sq ft  
Interior Area 549.58 sq ft



242 Mustang Rd, Fort McMurray, AB

Basement (Below Grade) Exterior Area 562.17 sq ft  
Interior Area 511.81 sq ft  
Excluded Area 3.15 sq ft

