



THE
A-TEAM

**RE/MAX
FIRST**

104 BELGIAN GREEN Drive, Fort McMurray T9H5M7

MLS® #: **A2203935** Area: **Prairie Creek** Listing Date: **03/19/25** List Price: **\$249,000**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Fort McMurray**
 City/Town: **2002**
 Year Built: **4,336 sqft**
Lot Information
 Lot Sz Ar: **4,336 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,211**
 Low Sqft:
 Ttl Sqft: **1,211**

DOM

12
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Modular Home**

Parking

Ttl Park: **3**
 Garage Sz:

Access:
 Lot Feat: **Landscaped**
 Park Feat: **Parking Pad**

Utilities and Features

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

Construction: **Manufactured Floor Joist, Metal Frame, Mixed**
 Flooring: **Carpet, Laminate**
 Water Source:
 Fnd/Bsmt: **Piling(s)**

Kitchen Appl: **Dishwasher, Refrigerator, Stove(s), Washer/Dryer**
 Int Feat: **Storage, Vinyl Windows, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	14`6" x 11`4"	4pc Ensuite bath	Main	8`11" x 5`0"
Bedroom	Main	8`11" x 8`1"	Bedroom	Main	12`3" x 8`2"
4pc Bathroom	Main	0`0" x 0`0"			

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **RMH**

Legal Desc:

0125795

Remarks

Pub Rmks: **Looking for a Quiet Location ? Park and a playground across the st ? Close to green space and trails ? Minutes from the Hwy ? This Prairie Creek home may be the one your have been looking for. Welcome to 104 Belgian Green ! 3 bedrooms, primary with large ensuite and walk in closet , a second full bathroom. Open concept main living area with plenty of large windows and light. Ceramic time in the kitchen / dining. newer fridge and dishwasher Fresh paint, Back splash, Hwt sub flooring in bathrooms- this home is in a great neighborhood , Call today.**

Inclusions:
Property Listed By: **N/A
COLDWELL BANKER UNITED**

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





