104 BELGIAN GREEN Drive, Fort McMurray T9H5M7

MLS®#:	**A2203935**	Area:	**Prairie Creek**	Listing Date:	**03/19/25**	List Price:	**$239,000**
Status:	**Active**	County:	**Wood Buffalo**	Change:	**-$10k, 05-May**	Association:	**Fort McMurray**

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

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

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

DOM
51
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Modular Home**

Parking
Ttl Park: **3**
Garage Sz:

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

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