



THE
A-TEAM

**RE/MAX
FIRST**

168 BELGIAN Green, Fort McMurray T9H5M7

MLS® #: **A2208516**

Area: **Prairie Creek**

Listing Date: **04/03/25**

List Price: **\$289,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2002**
Lot Information
Lot Sz Ar: **4,497 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,216**
Low Sqft:
Ttl Sqft: **1,216**

DOM

58
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Mobile Home-Single Wide**

Parking

Ttl Park: **3**
Garage Sz:

Access:
Lot Feat: **Other**
Park Feat: **Off Street**

Utilities and Features

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

Construction:
Vinyl Siding, Wood Frame
Flooring:
Vinyl
Water Source:
Fnd/Bsmt:
Other

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Tankless Water Heater, Washer/Dryer**
Int Feat:
Utilities: **See Remarks**

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------|--------------|-------------------|---------------------|--------------|-------------------|
| | | | Legal/Tax/Financial | | |

| | | |
|----------------------------|----------------|-----------------------|
| Title: Leasehold | | Zoning: RMH |
| Legal Desc: | 0125795 | |

Remarks

Pub Rmks: **This beautifully upgraded manufactured home is truly one-of-a-kind. Key updates include new windows, siding, shingles, and insulation. Inside, you'll find modern**

touches like new flooring, stylish lighting, and granite countertops. The living room features a stunning quartz wall with a glass fireplace. The home offers 3 bedrooms, including a primary suite with a spa-like shower. The designer kitchen is a highlight, complete with air conditioning and hot water on demand. Outside, enjoy the spacious 11x19 deck and backyard fire pit. This home is a must-see!

Inclusions:
Property Listed By:

**FRIDGE, STOVE, WASHER, DRYER, DISHWASHER, ALL WINDOW COVERINGS, A/C UNIT,
RE/MAX Connect**

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





