



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

98

Layout

Beds:

2 (2)

Baths:

2.0 (2 0)

Style:

**Mobile Home-Single
Wide**

Parking

Ttl Park:

3

Garage Sz:

Access:

Lot Feat:

Park Feat:

Other

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:

See Remarks

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Leasehold

Legal Desc:

0125795

Zoning:

RMH

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





