



THE
A-TEAM

**RE/MAX
FIRST**

209 MUSTANG Road, Fort McMurray T9H 5K4

MLS® #: **A2224801**

Area: **Gregoire**

Listing Date: **05/28/25**

List Price: **\$330,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2001

Lot Information

Lot Sz Ar:

4,739 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,211

Low Sqft:

Ttl Sqft:

1,211

DOM

3

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

Modular Home

Parking

Ttl Park:

2

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Yard,Landscaped,Standard Shaped Lot

Driveway,Parking Pad,RV Access/Parking,Single Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Fire Pit,Private Yard**

Construction:

Vinyl Siding

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Pillar/Post/Pier

Kitchen Appl:

Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

Jetted Tub,Open Floorplan

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0024365

Zoning:

RMH

Remarks

Pub Rmks:

Welcome to 209 Mustang Road: Perfectly situated along a scenic tree-lined path with no neighbours behind, this beautifully updated home captures the spirit of

Prairie Creek—an area cherished for its outdoor lifestyle and equestrian charm. With a detached garage, RV parking, no condo fees, and immediate possession available, this turn-key property is a rare find. From the moment you arrive, the curb appeal stands out. A newly updated fence opens to allow secured access into the yard, creating the perfect space to park recreational vehicles or a camper on the crushed rock pad. A private back deck, complete with a privacy wall, offers a peaceful place to relax, while a fire pit tucked along the tree line invites you to enjoy evenings under the stars. The detached garage is heated and features an overhead door opener—ideal for a workshop, storage, or your toys and tools. Step inside and you'll fall in love with the warm, rustic-modern aesthetic. Thoughtful cosmetic updates include contemporary flooring, stylish grey walls, and new lighting throughout. The open-concept main living area is anchored by bright white cabinetry, butcher block countertops, and plenty of natural light—enhanced by an upgraded layout that includes a third exterior door off the dining area. At the back of the home, the spacious primary bedroom offers a peaceful retreat with room for a king-size bed, a walk-in closet, and a beautifully refreshed ensuite. On the opposite side, two additional bedrooms—each with their own unique charm—share a four-piece bathroom, creating a functional and private layout for families or roommates. An incredible home in a setting that's equally impressive—don't miss the chance to make this one yours. Schedule a private tour today.

Inclusions:
Property Listed By:

GARAGE HEATER.
The Agency North Central Alberta

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











