

# \$174,000 - 275 Mustang Road, Fort McMurray

MLS® #A2139781

**\$174,000**

3 Bedroom, 2.00 Bathroom, 592 sqft

Residential on 0.06 Acres

Prairie Creek, Fort McMurray, Alberta

Discover affordable living in the desirable neighborhood of Prairie Creek. This charming bi-level townhouse boasts three well proportioned bedrooms and one and a half bathrooms. Spend your mornings and evenings on the inviting back deck, which leads to a shared, partly fenced backyardâ€™ with new stairs installed last year. The homeâ€™s thoughtful layout is designed for both comfort and functionality, making it adaptable to any lifestyle. Situated in a great location, this townhouse is close to a variety of amenities. Whether you need to shop or dine out everything is just minutes away, including schools. Frequent travelers will appreciate the close proximity to the airport, while commuters will benefit from easy access to Highway 63, ensuring quick and convenient travel. For those who enjoy outdoor activities, a golf course is conveniently located just down the road, offering the perfect escape for a leisurely game. One of the standout features of this property is that it has NO CONDO FEES, making it an even more appealing and cost-effective choice. This lovely townhouse in Prairie Creek combines convenience and community. Itâ€™s a wonderful opportunity for first time home buyers, families, professionals, and retirees alike to own a piece of this desirable neighborhood. Donâ€™t wait to make this charming townhouse your new home. Contact me today to schedule a viewing and experience all that this fantastic property has to offer!



Built in 2001

## Essential Information

MLS® #	A2139781
Price	\$174,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	592
Acres	0.06
Year Built	2001
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

## Community Information

Address	275 Mustang Road
Subdivision	Prairie Creek
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5L7

## Amenities

Parking Spaces	2
Parking	Driveway, Front Drive, Parking Pad, Paved, Tandem

## Interior

Interior Features	Open Floorplan, Master Downstairs, Storage
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
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Lot Description	Back Yard, Backs on to Park/Green Space, Lawn, Low Maintenance Landscape, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

### **Additional Information**

Date Listed	June 11th, 2024
Days on Market	428
Zoning	R3

### **Listing Details**

Listing Office	RE/MAX Connect
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