

# \$279,900 - 168 Belgian Green, Fort McMurray

MLS® #A2208516

**\$279,900**

2 Bedroom, 2.00 Bathroom, 1,216 sqft  
Residential on 0.10 Acres

Prairie Creek, Fort McMurray, Alberta

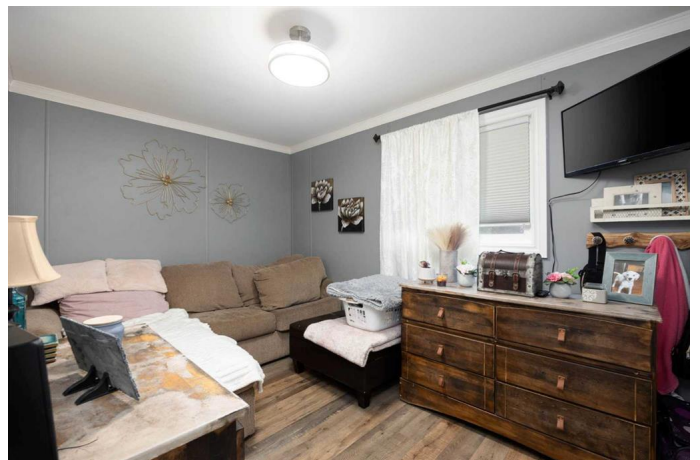
This beautifully upgraded manufactured home is truly one-of-a-kind. Key updates include new windows, siding, shingles, and insulation. Inside, you'll find modern touches like new flooring, stylish lighting, and granite countertops. The living room features a stunning quartz wall with a glass fireplace. 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!

Built in 2002

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2208516                |
| Price          | \$279,900               |
| Bedrooms       | 2                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,216                   |
| Acres          | 0.10                    |
| Year Built     | 2002                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

## Community Information



|             |                   |
|-------------|-------------------|
| Address     | 168 Belgian Green |
| Subdivision | Prairie Creek     |
| City        | Fort McMurray     |
| County      | Wood Buffalo      |
| Province    | Alberta           |
| Postal Code | T9H5M7            |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 3          |
| Parking        | Off Street |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                            |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Tankless Water Heater, Washer/Dryer |
| Heating           | Forced Air                                                                                             |
| Cooling           | Central Air                                                                                            |
| Fireplace         | Yes                                                                                                    |
| # of Fireplaces   | 1                                                                                                      |
| Fireplaces        | Electric                                                                                               |
| Basement          | None                                                                                                   |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Other                    |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Other                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 140             |
| Zoning         | RMH             |

### Listing Details

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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