# \$339,900 - 161 Mustang Road, Fort McMurray

MLS® #A2231508

### \$339,900

3 Bedroom, 2.00 Bathroom, 1,688 sqft Residential on 0.11 Acres

Prairie Creek, Fort McMurray, Alberta

Welcome to your new home in the serene and sought-after community of Prairie Creekâ€"where modern updates, extra space, and everyday comfort come together beautifully. Perfectly situated on a quiet street just minutes from scenic walking trails and the Clearwater Horse Club, this home offers the ideal blend of rural charm and urban convenience.

Step inside and you'II immediately appreciate the bright and airy feel of the main living area. With vaulted ceilings, crown molding, and durable laminate flooring throughout, the open-concept design creates a warm and welcoming space that's perfect for both relaxing and entertaining. The living room flows effortlessly into a well-appointed kitchen featuring ample cabinetry, generous counter space, and newer appliancesâ€"everything you need to cook, connect, and unwind.

The adjoining dining area is filled with natural light and easily accommodates a large table, making it the perfect spot for family dinners or weekend brunches.

This home features three spacious bedrooms and two full bathrooms, including a large primary suite with a walk-in closet and private ensuiteâ€"a perfect retreat at the end of the day. The thoughtful layout offers flexibility for families, guests, or even a dedicated home office.

Need more room? The fully finished basement







provides endless possibilitiesâ€"create a cozy movie lounge, home gym, play area, or all three! A permitted addition completed in 2008 expands the living space even further, enhancing functionality and flow throughout the home.

You'II also enjoy the benefits of major upgrades done in 2007, including new shingles, siding, windows, and doors, ensuring long-term value and great curb appeal.

Step outside to your large back deck, equipped with a gas line for the BBQâ€"ideal for summer get-togethers or a quiet morning coffee. The detached garage, extra storage shed, and ample off-street parking mean there's room for all your vehicles, tools, toys, or even an RV.

Located in a friendly and outdoor-oriented neighbourhood, this home offers the best of both worldsâ€"peaceful living close to nature, with easy access to all the amenities of town. With no condo fees, a finished basement, and room to grow, this property is a rare find in today's market.

Don't miss your chance to call Prairie Creek homeâ€"schedule your private showing today!

Built in 1997

#### **Essential Information**

MLS® # A2231508 Price \$339,900

Bedrooms 3 Bathrooms 2.00

Full Baths 2

Square Footage 1,688
Acres 0.11
Year Built 1997

Type Residential

Sub-Type Detached

Style Modular Home

Status Active

## **Community Information**

Address 161 Mustang Road

Subdivision Prairie Creek
City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9H 5K5

#### **Amenities**

Parking Spaces 4

Parking Single Garage Detached

# of Garages 1

#### Interior

Interior Features Kitchen Island

Appliances Dryer, Refrigerator, Washer, Window Coverings, Central Air Conditioner,

Freezer, Stove(s)

Heating Forced Air Cooling Central Air

Has Basement Yes

Basement See Remarks

#### **Exterior**

Exterior Features Storage, Barbecue

Lot Description Back Yard, Low Maintenance Landscape, No Neighbours Behind

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Combination, Wood, Other

## **Additional Information**

Date Listed June 15th, 2025

Days on Market 140
Zoning RMH

#### **Listing Details**

Listing Office People 1st Realty

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