



GRASSROOTS
REALTY GROUP

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193 Mustang Road
Fort McMurray, Alberta

MLS # A2323342



\$285,000

Division:	Prairie Creek		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,212 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer/Dryer

Welcome to this beautifully maintained 3 bedroom, 2 bathroom home backing directly onto greenspace with a gate providing easy access to the trail system. Offering privacy, outdoor recreation, and a spacious layout, this home is the perfect opportunity for first-time buyers, downsizers, or anyone looking for affordable living without sacrificing space. Inside, you'll love the bright open concept design featuring vaulted ceilings, large windows, and durable updated flooring throughout. The spacious living room flows seamlessly into the dining area and well-appointed kitchen, complete with stainless steel appliances, ample cabinetry, and skylights that fill the space with natural light. The primary retreat is generously sized and features a large walk in closet and ensuite bathroom complete with a jetted tub, separate shower, and oversized vanity. Two additional bedrooms and a full bathroom provide plenty of space for family, guests, or a home office. Step outside to enjoy the massive wrap around deck overlooking the treed greenspace, perfect for summer BBQs, entertaining, or simply relaxing in your private outdoor oasis. The detached garage offers storage for the toys and a workspace, while the long driveway provides additional off-street parking. Located in a desirable setting with direct trail access and no rear neighbors, this move in ready home offers the perfect blend of comfort, convenience, and outdoor living.