

**113 Mustang Road
Fort McMurray, Alberta**

MLS # A2244577



\$260,000

Division:	Prairie Creek		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,211 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Front Drive, Parking Pad, RV Access/Parking, RV Gated, Side By S		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH
Foundation:	Piling(s)	Utilities:	-
Features:	Jetted Tub, Laminate Counters, Storage		

Inclusions: GARDEN SHED, QUONSET

Welcome to 113 Mustang Road: Tucked into the equestrian community of Prairie Creek, this well-maintained and move-in ready detached home offers incredible value with no condo fees, peaceful greenbelt views, and direct access to tree-lined trails that surround the pond behind the home. Located just minutes from the airport, highway, stables, and bus stops, this home provides both convenience and a quiet, community-focused lifestyle. With updated shingles (2016) and siding (2009), plus a brand-new belly bag installed in 2023, this home has been lovingly cared for and is ready for its next owner. The double front driveway provides ample parking, and the wide-opening front fence allows for secure yard access—perfect for storing recreational toys with peace of mind. The fully fenced yard is landscaped, offering both a garden shed and a quonset for sheltered storage, and the mature trees lining the back fence provide added beauty and shade. The spacious deck runs from front to back, with strawberry bushes beginning to peek out from underneath—adding to the charm of this outdoor space. Inside, the home feels warm and inviting, with refinished cabinetry in the kitchen, a brand-new stove, and ample counter and pantry storage. The open floor plan is filled with natural light and finished in neutral tones throughout. The primary suite is located at the back of the home for added privacy, featuring a large closet and an impressively spacious ensuite with a jetted tub, glass shower, water closet, and extended vanity—larger than what’s typically seen in similar homes. On the opposite end, you’ll find two additional bedrooms and a four-piece main bathroom, with the back bedroom offering a generous footprint. Additional perks include central air conditioning, a BBQ gas line, and the bonus of being a completely pet- and

smoke-free home, adding to its overall immaculate condition. Set in a friendly and peaceful neighbourhood, this property offers affordable, worry-free home ownership. Schedule your private showing today.