

**275 Mustang Road  
Fort McMurray, Alberta**

**MLS # A2265535**

**\$174,000**



<b>Division:</b>	Prairie Creek		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	593 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Front Drive, Parking Pad, Paved, Tandem		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Lawn, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Primary Downstairs, Storage		
<b>Inclusions:</b>	N/A		

Welcome to Prairie Creek — where affordability meets comfort and convenience! This inviting bi-level townhouse offers a smart and functional layout with three spacious bedrooms and one and a half baths, perfect for families, first-time buyers, or anyone looking to downsize without compromise. Step out onto your back deck and enjoy morning coffee or evening relaxation overlooking the shared, partly fenced yard, complete with new stairs installed. Inside, you'll find a bright, open design that easily adapts to your lifestyle. Located in a sought-after neighborhood, this home puts everything within easy reach. Schools, shopping, and dining are just minutes away. Frequent travelers will love the quick access to the airport, while commuters will appreciate being just off Highway 63 for smooth travel around town. And when you're ready to unwind, the nearby golf course offers the perfect place to relax and recharge. Best of all — no condo fees! This rare find offers all the benefits of homeownership without the extra monthly costs. Discover why Prairie Creek is such a great place to call home. Schedule your private viewing today and see how this charming townhouse perfectly blends value, location, and lifestyle.