

161 Mustang Road
Fort McMurray, Alberta

MLS # A2124024



\$369,900

Division:	Prairie Creek		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,698 sq.ft.	Age:	1997 (27 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating: Forced Air

Water: -

Floors: Carpet, Laminate, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, See Remarks

LLD: -

Exterior: Vinyl Siding

Zoning: RMH

Foundation: Piling(s), Wood

Utilities: -

Features: Kitchen Island

Inclusions: N/A

This modular home in Prairie Creek presents a remarkable opportunity, offering over 2000 sqft of fully renovated living space without any condo fees. Boasting a finished basement and a detached garage, it affords both comfort and practicality. Situated against a backdrop of tranquil nature, this home provides a serene living environment. Inside, there are laminate floors, newer appliances, crown molding, and vaulted ceilings, creating a modern and inviting atmosphere. Major updates such as windows, shingles, doors, and siding were completed in 2007, ensuring long-term durability and energy efficiency. Additionally, the furnace and HWT were replaced in 2015 & 2016 respectively, further enhancing the home's functionality. With 3 bedrooms and 2 bathrooms, including a spacious master bedroom with a walk-in closet and full ensuite, this home accommodates everyone. The basement offers ample space for entertainment, whether it's for a pool table or a home theatre setup. The property's 10' x 48' permitted addition, added in 2008, expands the living space and adds versatility to the layout. Outside, there's abundant off-street parking for vehicles, RVs, and other recreational equipment. The rear deck, featuring a gas tie-in for your BBQ, is perfect for outdoor gatherings and enjoying the natural surroundings, and a shed for storage. Conveniently located near walking trails and just a short walk from the Clearwater Horse Club, this home offers both tranquility and recreational opportunities. Don't miss out on this rare chance to own a renovated modular home in such a desirable location.