



**GRASSROOTS**  
REALTY GROUP

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**161 Mustang Road  
Fort McMurray, Alberta**

**MLS # A2231508**



**\$339,900**

<b>Division:</b>	Prairie Creek		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,688 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RMH
<b>Foundation:</b>	Combination, Other, Wood	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** NA

Welcome to your new home in the serene and sought-after community of Prairie Creek—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’ll 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 appliances—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 ensuite—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 possibilities—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’ll 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 BBQ—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 worlds—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 home—schedule your private showing today!