



GRASSROOTS
REALTY GROUP

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204 BELGIAN Green
Fort McMurray, Alberta

MLS # A2244802



\$389,900

Division:	Prairie Creek		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,432 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Driveway		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Other		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Manufactured Floor Joist, See Remarks	Zoning:	RMH
Foundation:	Piling(s)	Utilities:	-
Features:	Jetted Tub, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: fridge, stove, dishwasher, washer, dryer, blinds, microwave,

Welcome to this beautifully maintained 1,432 sq. ft. manufactured home, perfectly situated on a spacious 9,300 sq. ft. landscaped and fully fenced lot. Designed for both comfort and functionality, the open-concept layout seamlessly connects the kitchen, dining, and living areas, enhanced by vaulted ceilings, built-in cabinetry, and stylish laminate flooring throughout. This home features central air conditioning to keep you comfortable year-round, and three generously sized bedrooms, including a private primary suite that is thoughtfully separated from the others for added privacy. The primary suite also includes a walk-in closet and a luxurious jetted tub. A dedicated laundry room adds everyday convenience. Outside, the property offers ample space for RV parking, recreational gear, and outdoor entertaining. The detached 22' x 28' heated garage with 10-foot ceilings is ideal for hobbyists, mechanics, or anyone in need of a versatile workshop. Located within walking distance to parks and public transit, and just minutes from downtown, Hwy 63, and the airport, this home combines space, comfort, and an unbeatable location. Don't miss your opportunity to view this exceptional property—schedule your private showing today.