



GRASSROOTS
REALTY GROUP

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188 Mustang Road
Fort McMurray, Alberta

MLS # A2247363



\$315,000

Division:	Prairie Creek		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,225 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Level, Street Lighting		

Heating: Forced Air

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding, Wood Frame

Foundation: Piling(s)

Features: Quartz Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RMH

Utilities: -

Inclusions: FRIDGE, STOVE, WASHER/DRYER, OTR MICROWAVE, DISHWASHER, FREEZER

This beautifully updated 3-bedroom, 2-bathroom home offers modern finishes, no condo fees, and a quiet location close to parks, trails, and schools. The entire interior was renovated in February/March 2025, including fresh paint, new LVP flooring throughout, updated trim, custom kitchen and bathroom vanities with quartz countertops, and new ceiling texture. Enjoy the brand-new KitchenAid appliance package (fridge, stove, OTR microwave, dishwasher), plus a 2025 washer/dryer and deep freeze. Bathrooms feature new fixtures, faucets, toilets, and a stand-up shower in the ensuite. The home also boasts a new furnace, hot water tank, ceiling vent fans, and updated lighting throughout. Step outside to a large deck—perfect for relaxing or entertaining—and enjoy the peace of a well-kept neighborhood with no through traffic.