

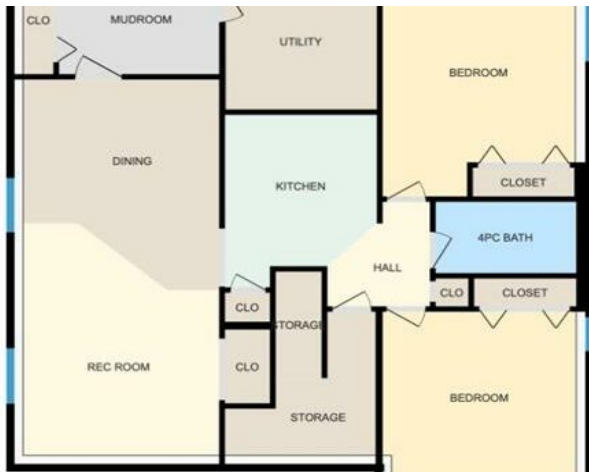


GRASSROOTS
REALTY GROUP

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**369 Mustang Road
Fort McMurray, Alberta**

MLS # A2280196



\$499,900

Division:	Prairie Creek		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,448 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, See Re		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions: SOLD AS IS WHERE IS

Welcome to 369 Mustang Road, tucked into a quiet pocket of Prairie Creek and backing directly onto a peaceful greenbelt. With no neighbours behind and trees as your backdrop, this home offers a rare sense of privacy while still enjoying quick access to the airport, Gregoire Industrial Park, Vista Ridge Adventure Park, and worksites along the Highway 881 corridor. This 1,448 sq ft bi-level is designed for comfortable living. The main level features a bright front living room with a cozy gas fireplace, a spacious eat-in kitchen with direct access to the raised back deck, and serene views of the treed green space beyond. Down the hall you'll find 3 bedrooms, including a primary bedroom with a walk-in closet and 4-piece ensuite, a full main bathroom, and the convenience of main floor laundry. The fully developed basement offers a 2-bedroom illegal suite with a separate entrance leading into a large mudroom. Inside, the suite features a generous family room, full kitchen, separate laundry, two spacious bedrooms, and a 4-piece bathroom. Large above-grade windows fill the space with natural light, creating a warm and welcoming atmosphere. The backyard is fully fenced, complete with a raised deck, and backing directly onto the tree line, offering a quiet, private outdoor retreat you'll enjoy year-round. Sold as is where is