



**196 Shetland Garden
Fort McMurray, Alberta**

MLS # A2301125



\$489,900

Division:	Prairie Creek		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,173 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Pie Shaped Lot, Street Lighting, Yard Light		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, windows covering, and AC

Welcome to 196 Shetland Garden, a 4-bedroom, 3-bathroom bungalow located in the desirable community of Prairie Creek, offering over 2,200 sq ft of living space, CENTRAL AIR, a HEATED DOUBLE ATTACHED GARAGE with impressive 12' ceilings, large backyard with NO NEIGHBORS BEHIND and DOUBLE SWINGING GATES AT BOTH THE FRONT AND BACK, allowing convenient drive-through access and direct connection to nearby trails—perfect for quads, side-by-sides, dirt bikes, or snowmobiles. The main floor features a bright open-concept layout with vaulted ceilings and a spacious living room centered around a cozy gas fireplace, creating a warm and inviting atmosphere. Flooring includes a combination of laminate and carpet throughout, with durable vinyl in the bathrooms. The functional kitchen flows into the dining area with French door to access to the rear deck, making it ideal for both everyday living and entertaining. The primary bedroom offers a walk-in closet and private 4-piece ensuite, while two additional bedrooms and a full bathroom complete the main level. The fully finished basement provides excellent additional space with a large recreation room, a fourth bedroom, a full bathroom, and a dedicated laundry area, with carpet flooring throughout for added comfort. Step outside to enjoy the large yard featuring a fire pit, a shed for extra storage and BBQ gas line on the front porch. Additional highlights include permanent programmable exterior holiday lighting, adding both convenience and curb appeal year-round. Located close to parks, playgrounds, shopping, and walking trails, this home offers a great combination of functionality, lifestyle, and value. Book your private showing today!