

**161 Mustang Road**  
**Fort McMurray, Alberta**

**MLS # A2210388**



**\$359,900**

<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		

<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>	Piling(s), Wood	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** N/A

Welcome to your next home in the peaceful community of Prairie Creek—where space, updates, and comfort come together in a beautifully renovated property featuring a detached garage, a finished basement, and the freedom of no condo fees. Tucked into a quiet street just minutes from nature trails and the Clearwater Horse Club, this move-in-ready home offers a unique combination of rural charm and modern convenience, making it ideal for families, first-time buyers, or anyone seeking a bit more room to live, work, and play. Inside, you're welcomed by a bright and spacious main living area highlighted by vaulted ceilings, crown molding, and durable laminate flooring that runs throughout. The open-concept layout seamlessly connects the living room, dining area, and kitchen, creating a welcoming atmosphere for both everyday living and entertaining. The kitchen is thoughtfully designed with plenty of cabinetry, ample counter space, and newer appliances—perfect for preparing meals and gathering with friends and family. Just off the kitchen is a sunny dining area with room for a large table, offering a lovely space to enjoy family meals or casual brunches. This home features three generously sized bedrooms and two full bathrooms, including a spacious primary suite with a walk-in closet and private ensuite. The layout offers both functionality and privacy, making it easy to accommodate guests, children, or even a home office. Downstairs, the fully finished basement adds valuable living space with endless possibilities—whether you envision a cozy family room, games area, home gym, or media room, there's plenty of room to make it your own. A permitted addition, completed in 2008, further enhances the home, expanding the interior and improving the overall flow of the space. Whether you're hosting family gatherings or simply enjoying day-to-day

life, the extra space is a welcome bonus. Additional upgrades were completed in 2007, including new shingles, siding, exterior doors, windows, and more—offering improved curb appeal and long-term peace of mind. The home's thoughtful renovation ensures energy efficiency and modern appeal throughout. Outside, you'll find ample off-street parking, perfect for multiple vehicles, RVs, or recreational toys. The detached garage and additional storage shed provide even more space for tools, equipment, and seasonal gear. Relax on the large back deck, complete with a gas line for your BBQ, and enjoy peaceful Prairie Creek evenings surrounded by nature. Whether it's a quiet morning coffee or a summer get-together with friends, this outdoor space is perfect for it all. Located in a family-friendly community known for its outdoor recreation and peaceful setting, you'll love being just steps from walking trails and only a short distance from town amenities. With spacious living, a finished basement, a garage, and no condo fees, this is a rare find in today's market.