

**279 Mustang Road  
Fort McMurray, Alberta**

**MLS # A2265537**



# \$174,000

<b>Division:</b>	Prairie Creek		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	593 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Front Drive, Parking Pad, Paved, Tandem		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Lawn, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Primary Downstairs, Storage		

**Inclusions:** N/A

Step inside this bright and inviting bi-level townhouse in the desirable community of Prairie Creek. Move-in ready and full of charm, this home offers a perfect mix of comfort and convenience. You'll find three spacious bedrooms and one and a half bathrooms, providing plenty of room for everyday living. The back deck is ideal for relaxing, with a peaceful view of the green space and no neighbors behind. Inside, natural light fills the home, highlighting an easy, functional layout. The lower level features stylish new vinyl plank flooring that adds a modern touch and durability. The location couldn't be better — close to schools, shopping, dining, and outdoor recreation. Commuters and travelers alike will appreciate quick access to Highway 63 and the nearby airport, while golf enthusiasts can enjoy a course just minutes away. With no condo fees, this property offers great value and low-maintenance living. Perfect for first-time buyers, families, or anyone seeking an affordable home in a quiet neighborhood, this Prairie Creek townhouse is ready to impress. Book your showing today and come see for yourself.