

# \$339,900 - 161 Mustang Road, Fort McMurray

MLS® #A2231508

**\$339,900**

3 Bedroom, 2.00 Bathroom, 1,688 sqft  
Residential on 0.11 Acres

Prairie Creek, Fort McMurray, Alberta

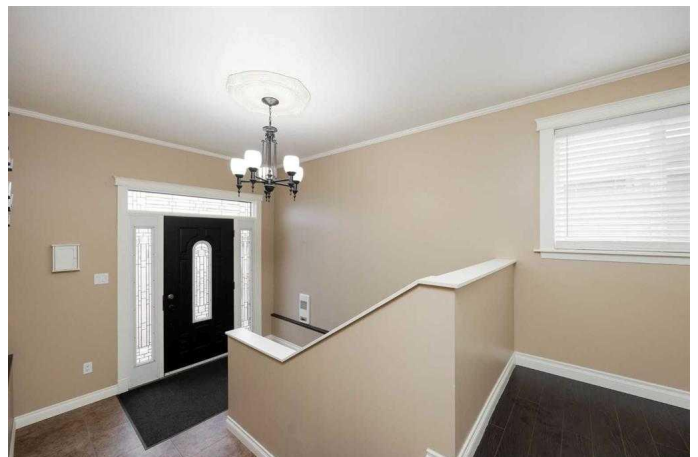
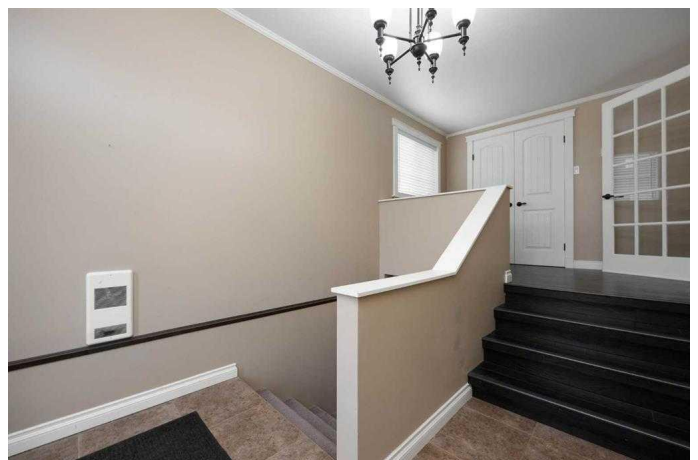
Welcome to your new home in the serene and sought-after community of Prairie Creek—where modern updates, extra space, and everyday comfort come together beautifully. Perfectly situated on a quiet street just minutes from scenic walking trails and the Clearwater Horse Club, this home offers the ideal blend of rural charm and urban convenience.

Step inside and you'll immediately appreciate the bright and airy feel of the main living area. With vaulted ceilings, crown molding, and durable laminate flooring throughout, the open-concept design creates a warm and welcoming space that's perfect for both relaxing and entertaining. The living room flows effortlessly into a well-appointed kitchen featuring ample cabinetry, generous counter space, and newer appliances—everything you need to cook, connect, and unwind.

The adjoining dining area is filled with natural light and easily accommodates a large table, making it the perfect spot for family dinners or weekend brunches.

This home features three spacious bedrooms and two full bathrooms, including a large primary suite with a walk-in closet and private ensuite—a perfect retreat at the end of the day. The thoughtful layout offers flexibility for families, guests, or even a dedicated home office.

Need more room? The fully finished basement



provides endless possibilities—create a cozy movie lounge, home gym, play area, or all three! A permitted addition completed in 2008 expands the living space even further, enhancing functionality and flow throughout the home.

You™ll also enjoy the benefits of major upgrades done in 2007, including new shingles, siding, windows, and doors, ensuring long-term value and great curb appeal.

Step outside to your large back deck, equipped with a gas line for the BBQ—ideal for summer get-togethers or a quiet morning coffee. The detached garage, extra storage shed, and ample off-street parking mean there's room for all your vehicles, tools, toys, or even an RV.

Located in a friendly and outdoor-oriented neighbourhood, this home offers the best of both worlds—peaceful living close to nature, with easy access to all the amenities of town. With no condo fees, a finished basement, and room to grow, this property is a rare find in today's market.

Don't miss your chance to call Prairie Creek home—schedule your private showing today!

Built in 1997

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2231508    |
| Price          | \$339,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,688       |
| Acres          | 0.11        |
| Year Built     | 1997        |
| Type           | Residential |

|          |              |
|----------|--------------|
| Sub-Type | Detached     |
| Style    | Modular Home |
| Status   | Active       |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 161 Mustang Road |
| Subdivision | Prairie Creek    |
| City        | Fort McMurray    |
| County      | Wood Buffalo     |
| Province    | Alberta          |
| Postal Code | T9H 5K5          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island                                                                            |
| Appliances        | Central Air Conditioner, Dryer, Freezer, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                |
| Cooling           | Central Air                                                                               |
| Has Basement      | Yes                                                                                       |
| Basement          | See Remarks                                                                               |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Barbecue, Storage                                          |
| Lot Description   | Back Yard, Low Maintenance Landscape, No Neighbours Behind |
| Roof              | Asphalt Shingle                                            |
| Construction      | Vinyl Siding                                               |
| Foundation        | Combination, Wood, Other                                   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 15th, 2025 |
| Days on Market | 142             |
| Zoning         | RMH             |

### Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | People 1st Realty |
|----------------|-------------------|

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