

\$330,000 - 209 Mustang Road, Fort McMurray

MLS® #A2224801

\$330,000

3 Bedroom, 2.00 Bathroom, 1,212 sqft
Residential on 0.11 Acres

Gregoire Park, Fort McMurray, Alberta

Welcome to 209 Mustang Road: Perfectly situated along a scenic tree-lined path with no neighbours behind, this beautifully updated home captures the spirit of Prairie Creek—an area cherished for its outdoor lifestyle and equestrian charm. With a detached garage, RV parking, no condo fees, and immediate possession available, this turn-key property is a rare find.

From the moment you arrive, the curb appeal stands out. A newly updated fence opens to allow secured access into the yard, creating the perfect space to park recreational vehicles or a camper on the crushed rock pad. A private back deck, complete with a privacy wall, offers a peaceful place to relax, while a fire pit tucked along the tree line invites you to enjoy evenings under the stars. The detached garage is heated and features an overhead door opener—ideal for a workshop, storage, or your toys and tools.

Step inside and you'll fall in love with the warm, rustic-modern aesthetic. Thoughtful cosmetic updates include contemporary flooring, stylish grey walls, and new lighting throughout. The open-concept main living area is anchored by bright white cabinetry, butcher block countertops, and plenty of natural light—enhanced by an upgraded layout that includes a third exterior door off the dining area.

At the back of the home, the spacious primary bedroom offers a peaceful retreat with room for a king-size bed, a walk-in closet, and a



beautifully refreshed ensuite. On the opposite side, two additional bedroomsâ€™ each with their own unique charmâ€™ share a four-piece bathroom, creating a functional and private layout for families or roommates. An incredible home in a setting thatâ€™s equally impressiveâ€™ donâ€™t miss the chance to make this one yours. Schedule a private tour today.

Built in 2001

Essential Information

MLS® #	A2224801
Price	\$330,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,212
Acres	0.11
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

Community Information

Address	209 Mustang Road
Subdivision	Gregoire Park
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5K4

Amenities

Amenities	Snow Removal, Trash
Parking Spaces	2
Parking	Driveway, Parking Pad, RV Access/Parking, Single Garage Detached
# of Garages	1

Interior

Interior Features	Jetted Tub, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Pillar/Post/Pier

Additional Information

Date Listed	May 28th, 2025
Days on Market	3
Zoning	RMH

Listing Details

Listing Office	The Agency North Central Alberta
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