

# \$174,000 - 279 Mustang Road, Fort McMurray

MLS® #A2265537

**\$174,000**

3 Bedroom, 2.00 Bathroom, 593 sqft  
Residential on 0.06 Acres

Prairie Creek, Fort McMurray, Alberta

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.

Youâ€™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 couldnâ€™t be better â€” 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.

Built in 2001

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2265537  |
| Price  | \$174,000 |



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 593           |
| Acres          | 0.06          |
| Year Built     | 2001          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bi-Level      |
| Status         | Active        |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 279 Mustang Road |
| Subdivision | Prairie Creek    |
| City        | Fort McMurray    |
| County      | Wood Buffalo     |
| Province    | Alberta          |
| Postal Code | T9H 5L7          |

### **Amenities**

|                |                                                   |
|----------------|---------------------------------------------------|
| Parking Spaces | 2                                                 |
| Parking        | Driveway, Front Drive, Parking Pad, Paved, Tandem |

### **Interior**

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | Open Floorplan, Master Downstairs, Storage       |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                       |
| Cooling           | None                                             |
| Has Basement      | Yes                                              |
| Basement          | Finished, Full                                   |

### **Exterior**

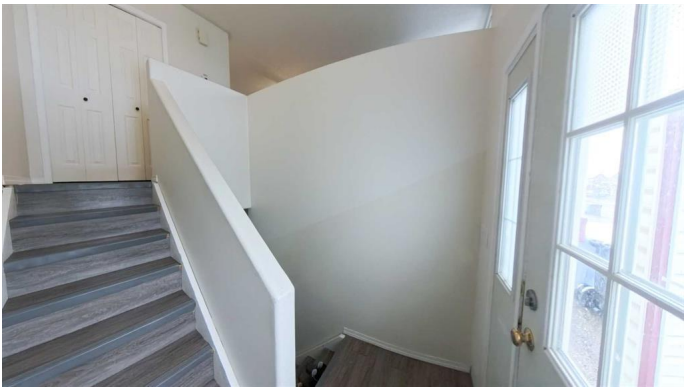
|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior Features | Other                                                                                          |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Lawn, Low Maintenance Landscape, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                                                |
| Construction      | Vinyl Siding                                                                                   |
| Foundation        | Wood                                                                                           |

**Additional Information**

Date Listed               October 18th, 2025  
Days on Market        2  
Zoning                    R3

**Listing Details**

Listing Office           RE/MAX Connect



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