

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

MLS® #A2224801

**\$330,000**

3 Bedroom, 2.00 Bathroom, 1,212 sqft

Residential on 0.11 Acres

Prairie Creek, 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	Prairie Creek
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5K4

**Amenities**

Amenities	Trash, Snow Removal
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	7
Zoning	RMH

## Listing Details

Listing Office	The Agency North Central Alberta
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