

\$245,000 - 113 Mustang Road, Fort McMurray

MLS® #A2244577

\$245,000

3 Bedroom, 2.00 Bathroom, 1,211 sqft
Residential on 0.11 Acres

Prairie Creek, Fort McMurray, Alberta

Welcome to 113 Mustang Road: Tucked into the equestrian community of Prairie Creek, this well-maintained and move-in ready detached home offers incredible value with no condo fees, peaceful greenbelt views, and direct access to tree-lined trails that surround the pond behind the home. Located just minutes from the airport, highway, stables, and bus stops, this home provides both convenience and a quiet, community-focused lifestyle. With updated shingles (2016) and siding (2009), plus a brand-new belly bag installed in 2023, this home has been lovingly cared for and is ready for its next owner. The double front driveway provides ample parking, and the wide-opening front fence allows for secure yard access—perfect for storing recreational toys with peace of mind. The fully fenced yard is landscaped, offering both a garden shed and a quonset for sheltered storage, and the mature trees lining the back fence provide added beauty and shade.

The spacious deck runs from front to back, with strawberry bushes beginning to peek out from underneath—adding to the charm of this outdoor space. Inside, the home feels warm and inviting, with refinished cabinetry in the kitchen, a brand-new stove, and ample counter and pantry storage. The open floor plan is filled with natural light and finished in neutral tones throughout.

The primary suite is located at the back of the home for added privacy, featuring a large closet and an impressively spacious ensuite



with a jetted tub, glass shower, water closet, and extended vanity—larger than what’s typically seen in similar homes. On the opposite end, you'll find two additional bedrooms and a four-piece main bathroom, with the back bedroom offering a generous footprint.

Additional perks include central air conditioning, a BBQ gas line, and the bonus of being a completely pet- and smoke-free home, adding to its overall immaculate condition. Set in a friendly and peaceful neighbourhood, this property offers affordable, worry-free home ownership. Schedule your private showing today.

Built in 2000

Essential Information

MLS® #	A2244577
Price	\$245,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,211
Acres	0.11
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

Community Information

Address	113 Mustang Road
Subdivision	Prairie Creek
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5K5

Amenities

Parking Spaces	3
Parking	Driveway, Front Drive, Parking Pad, RV Access/Parking, RV Gated, Side By Side

Interior

Interior Features	Laminate Counters, Jetted Tub, Storage
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Stove(s)
Heating	Forced Air
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Level, No Neighbours Behind, Private, Rectangular Lot, Greenbelt, Lawn, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	August 1st, 2025
Days on Market	97
Zoning	RMH

Listing Details

Listing Office	The Agency North Central Alberta
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.