

# \$389,900 - 204 Belgian Green, Fort McMurray

MLS® #A2244802

**\$389,900**

3 Bedroom, 2.00 Bathroom, 1,432 sqft  
Residential on 0.21 Acres

Prairie Creek, Fort McMurray, Alberta

Welcome to this beautifully maintained 1,432 sq. ft. manufactured home, perfectly situated on a spacious 9,300 sq. ft. landscaped and fully fenced lot. Designed for both comfort and functionality, the open-concept layout seamlessly connects the kitchen, dining, and living areas, enhanced by vaulted ceilings, built-in cabinetry, and stylish laminate flooring throughout.

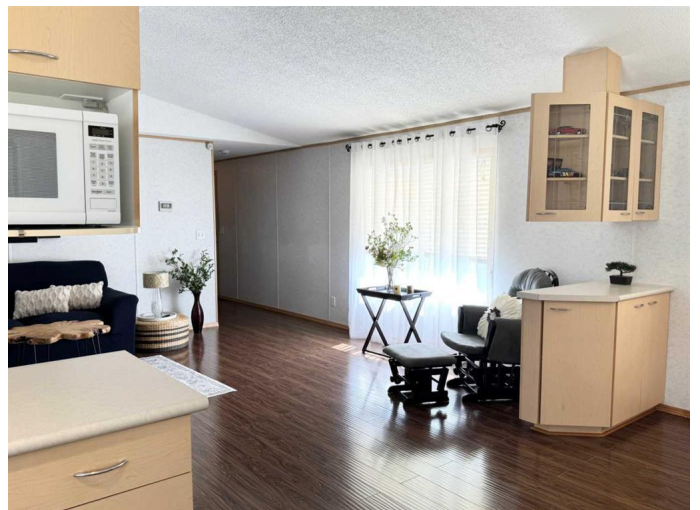
This home features central air conditioning to keep you comfortable year-round, and three generously sized bedrooms, including a private primary suite that is thoughtfully separated from the others for added privacy. The primary suite also includes a walk-in closet and a luxurious jetted tub. A dedicated laundry room adds everyday convenience.

Outside, the property offers ample space for RV parking, recreational gear, and outdoor entertaining. The detached 22' x 28' heated garage with 10-foot ceilings is ideal for hobbyists, mechanics, or anyone in need of a versatile workshop.

Located within walking distance to parks and public transit, and just minutes from downtown, Hwy 63, and the airport, this home combines space, comfort, and an unbeatable location. Don't miss your opportunity to view this exceptional property—schedule your private showing today.

Built in 2002

## Essential Information



|                |              |
|----------------|--------------|
| MLS® #         | A2244802     |
| Price          | \$389,900    |
| Bedrooms       | 3            |
| Bathrooms      | 2.00         |
| Full Baths     | 2            |
| Square Footage | 1,432        |
| Acres          | 0.21         |
| Year Built     | 2002         |
| Type           | Residential  |
| Sub-Type       | Detached     |
| Style          | Modular Home |
| Status         | Active       |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 204 Belgian Green |
| Subdivision | Prairie Creek     |
| City        | Fort McMurray     |
| County      | Wood Buffalo      |
| Province    | Alberta           |
| Postal Code | T9H5M6            |

### **Amenities**

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 6                                |
| Parking        | Double Garage Detached, Driveway |
| # of Garages   | 2                                |

### **Interior**

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Jetted Tub, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s) |
| Appliances        | Dryer, Microwave, Refrigerator, Stove(s), Washer                            |
| Heating           | Forced Air                                                                  |
| Cooling           | Central Air                                                                 |
| Basement          | None                                                                        |

### **Exterior**

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Fire Pit, Other                          |
| Lot Description   | Back Yard, Front Yard, Landscaped, Other |
| Roof              | Asphalt Shingle                          |
| Construction      | See Remarks, Manufactured Floor Joist    |

|            |           |
|------------|-----------|
| Foundation | Piling(s) |
|------------|-----------|

### **Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | July 31st, 2025 |
|-------------|-----------------|

|                |   |
|----------------|---|
| Days on Market | 1 |
|----------------|---|

|        |     |
|--------|-----|
| Zoning | RMH |
|--------|-----|

### **Listing Details**

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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