

# \$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.

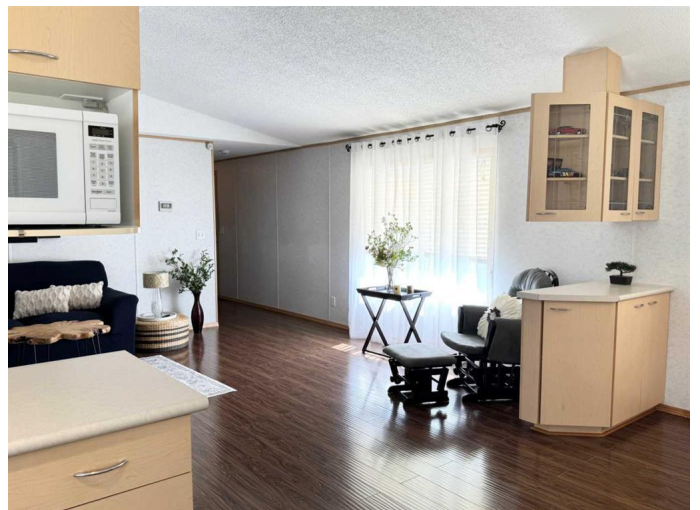
This home features central air conditioning to keep you comfortable year-round, and three generously sized bedrooms, including a private primary suite that is thoughtfully separated from the others for added privacy. The primary suite also includes a walk-in closet and a luxurious jetted tub. A dedicated 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                2  
Zoning                              RMH

**Listing Details**

Listing Office                    RE/MAX Connect

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