

# \$249,000 - 104 Belgian Green Drive, Fort McMurray

MLS® #A2203935

## \$249,000

3 Bedroom, 2.00 Bathroom, 1,211 sqft  
Residential on 0.10 Acres

Prairie Creek, Fort McMurray, Alberta

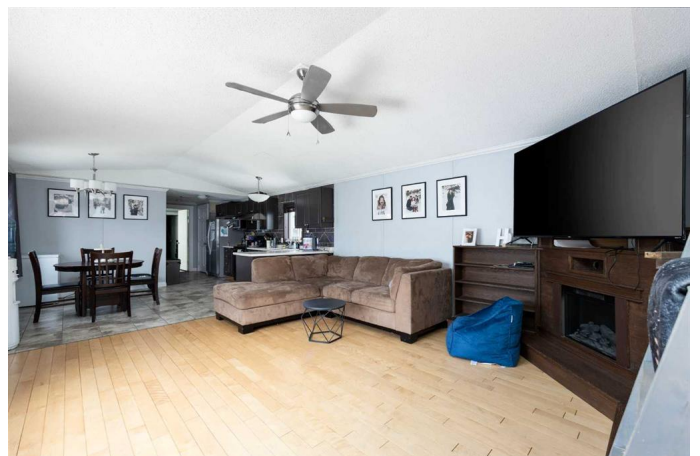
Looking for a Quiet Location ? Park and a playground across the st ? Close to green space and trails ? Minutes from the Hwy ? This Prairie Creek home may be the one your have been looking for. Welcome to 104 Belgian Green ! 3 bedrooms, primary with large ensuite and walk in closet , a second full bathroom. Open concept main living area with plenty of large windows and light. Ceramic tile in the kitchen / dining. newer fridge and dishwasher Fresh paint, Back splash, Hwt sub flooring in bathrooms- this home is in a great neighborhood , Call today.

Built in 2002

## Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | A2203935     |
| Price          | \$249,000    |
| Bedrooms       | 3            |
| Bathrooms      | 2.00         |
| Full Baths     | 2            |
| Square Footage | 1,211        |
| Acres          | 0.10         |
| Year Built     | 2002         |
| Type           | Residential  |
| Sub-Type       | Detached     |
| Style          | Modular Home |
| Status         | Active       |

## Community Information



|             |                         |
|-------------|-------------------------|
| Address     | 104 Belgian Green Drive |
| Subdivision | Prairie Creek           |
| City        | Fort McMurray           |
| County      | Wood Buffalo            |
| Province    | Alberta                 |
| Postal Code | T9H5M7                  |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 3           |
| Parking        | Parking Pad |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Storage, Vinyl Windows, Walk-In Closet(s)        |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                          |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric   |
| Basement          | None   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard                                 |
| Lot Description   | Landscaped                                   |
| Roof              | Asphalt Shingle                              |
| Construction      | Mixed, Manufactured Floor Joist, Metal Frame |
| Foundation        | Piling(s)                                    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 19th, 2025 |
| Days on Market | 47               |
| Zoning         | RMH              |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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