



9283287 Mustang Road Fort McMurray Alberta

\$899,000

****Investment Opportunity: 5-Unit Property in Prairie Creek**** Nestled in the serene beauty of Prairie Creek, this property on Mustang Rd presents a rare investment opportunity. Comprising five spacious units, each boasting three bedrooms, a full bathroom, and a convenient half bathroom, this property offers comfortable living spaces for potential tenants or owners. One of the standout features of this property is its location, backing onto green space. Residents will relish the peacefulness and natural beauty that surrounds them, with walking trails and bike paths meandering through the area, perfect for outdoor enthusiasts. Inside, each unit is thoughtfully designed with a bi-level layout, providing a sense of space and privacy. The units are equipped with all the essential appliances, including a fridge, stove, dishwasher, washer, and dryer. Some units have been updated with newer flooring, adding a modern touch to the interiors. For investors, this property presents an excellent opportunity for rental income. Two units are currently rented, with tenants willing to stay, ensuring immediate returns on investment. Moreover, the absence of condo fees makes these units highly attractive to potential renters, enhancing their rental appeal. Convenience is key with this property, as each unit is allocated two parking spaces, ensuring ample parking for residents and guests alike. Additionally, its proximity to schools and shopping adds to its appeal and convenience for residents. A major highlight of this property is its large shared backyard. Each unit features a deck, providing a perfect spot for relaxation or hosting gatherings. Stairs lead down to the backyard, making it easily accessible to all residents and offering a communal space for enjoyment. Whether you're looking for a lucrative investment opportunity or seeking staff housing, this property offers endless pos...

Primary Bedroom 8.83 Ft x 11.33 Ft

Bedroom 9.83 Ft x 8.42 Ft

Bedroom 7.83 Ft x 10.92 Ft

4pc Bathroom 4.92 Ft x 8.58 Ft

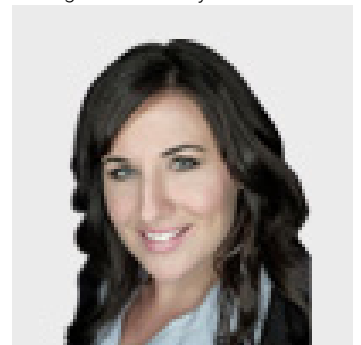
Kitchen 13.75 Ft x 11.58 Ft

Living room 9.83 Ft x 15.50 Ft

Dining room 9.17 Ft x 11.00 Ft

2pc Bathroom 4.83 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:
RE/MAX FORT MCMURRAY

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