\$464,000 - 188 Shetland Gardens, Fort McMurray

MLS® #A2217030

\$464,000

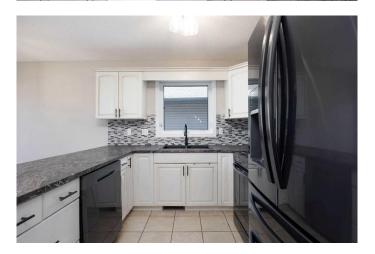
5 Bedroom, 3.00 Bathroom, 1,076 sqft Residential on 0.11 Acres

Prairie Creek, Fort McMurray, Alberta

Welcome to 188 Shetland Garden; a fantastic family home that has been refreshed throughout. Located south of town in Prairie Creek this beautiful home is located close to the Mackenzie Industrial Park and a quick jaunt out to the Fort McMurray International Airport. Outdoor enthusiasts will love this location: Prairie Creek is home to the Clearwater Horse Club and an abundance of trails surrounding the neighborhood. For more fun, the Rotary Links Golf Course is a few minutes up the road, beyond that is Vista Ridge Ski Hill, Golf Course, Hill, and Adventure Park. Stepping inside, the home was freshly repainted on the main level in 2022; there is NO CARPET in this home; the flooring upstairs was all replaced in 2022 and the basement in 2023. The heart of the home is open-concept with a beautiful kitchen that was repainted in 2023 with new countertops; enjoy the beautiful new appliances that were all replaced (excluding microwave) in 2022. The adjoining dining and living room is perfect for entertaining and features a corner gas fireplace. The primary bedroom offers a walk-in closet and an updated 4-piece ensuite. The main level is complete with a full-sized laundry room/mudroom, two more bedrooms, and another 4-piece bathroom. Heading down to the basement you will find a large recreation/family room with a kitchenette/wet bar; there are two more bedrooms and a 3 piece bathroom which has been renovated in the past couple of years. This space is perfect







for generational living, live-in nannies, or hosting guests. Other upgrades throughout the home include new trim/moldings throughout and light fixtures replaced in 2022/2023. Keep cool in the summer months with CENTRAL AC. Outside offers a fenced backyard (with double swing gate and gravel pad for quad access/storage, etc.); and a deck with gas line perfect for backyard bbq's. This home is complete with a HEATED double attached garage. A fantastic home at an affordable price, call to make it yours today!

Built in 2003

Essential Information

MLS® # A2217030 Price \$464,000

Bedrooms 5
Bathrooms 3.00
Full Baths 3

Square Footage 1,076
Acres 0.11
Year Built 2003

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 188 Shetland Gardens

Subdivision Prairie Creek
City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9H 5M5

Amenities

Parking Spaces 5

Parking Double Garage Attached, Driveway, Garage Door Opener, Garage

Faces Front, Heated Garage

of Garages 2

Interior

Interior Features See Remarks, Sump Pump(s), Walk-In Closet(s), Wet Bar

Appliances Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room, Tile

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line

Lot Description Landscaped, See Remarks, City Lot, Interior Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 4th, 2025

Days on Market 14

Zoning R1S

Listing Details

Listing Office EXP REALTY

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