

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

MLS® #A2217030

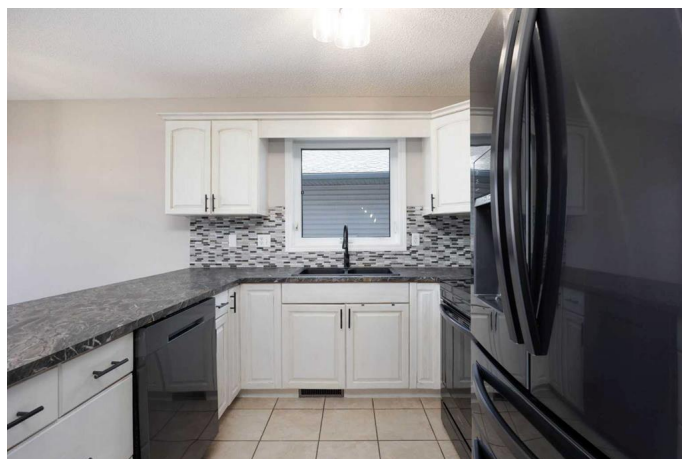
**\$464,000**

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	2
Zoning	R1S

### Listing Details

Listing Office	EXP REALTY
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.