



THE
A-TEAM

**RE/MAX
FIRST**

201 ARABIAN Drive #605, Fort McMurray T9H 5R5

MLS® #: **A2124207**

Area: **Prairie Creek**

Listing Date: **04/21/24**

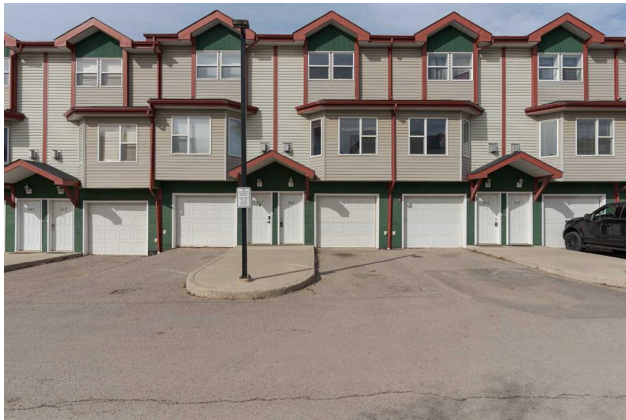
List Price: **\$169,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Fort McMurray

Year Built:

2005

Lot Information

Finished Floor Area

Abv Sqft:

1,656

Low Sqft:

Ttl Sqft:

1,656

Lot Sz Ar:

Lot Shape:

DOM

27

Layout

Beds:

3 (2 1)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

1

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Yard,Lawn,Landscaped

Driveway,Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony,Private Yard**

Construction:

Vinyl Siding

Flooring:

Carpet,Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Microwave

Int Feat:

Built-in Features,Pantry,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room

2pc Bathroom

Bedroom

4pc Bathroom

Level

Main

Upper

Lower

Dimensions

3`1" x 7`4"

12`3" x 12`2"

4`11" x 8`4"

Room

4pc Bathroom

Bedroom - Primary

Bedroom

Level

Upper

Upper

Suite

Dimensions

5`0" x 7`9"

12`3" x 10`1"

10`11" x 11`4"

Legal/Tax/Financial

Condo Fee:

\$510

Title:

Fee Simple

Zoning:

R3

| | | | |
|---------------------|--|----------------------|---------|
| Legal Desc: | 0526403 | Fee Freq: Monthly | Remarks |
| Pub Rmks: | <p>GREAT OPPURTUNITY TO OWN AT AN AFFORDABLE PRICE WITH 3 BEDROOMS AND 3 BATHS. This spacious and move in ready town home is located on South side of the city, close to airport, walking trails and shopping. Inside this home you have a opportunity to have a suite for rental that offers a separate entrance. The Attached garage has been converted to a large bedroom with closet, addition of a 4 pc bathroom and a small living are that has its own separate entrance. The inside of the town home is a great layout with a main level featuring a great size kitchen with sliding garden doors leading to your own private BBQ balcony. This level continues with a 2 pc powder room, main floor laundry, than a large living room with corner gas fireplace. The upper level features vaulted ceilings, 2 large bedrooms with double closets. The upper level is complete with a 4pc bathroom. This a fantastic opportunity for many life styles including investors looking create cash flow in our high rental market. Call today and schedule your personal showing.</p> | | |
| Inclusions: | Fridge, stove, dishwasher, washer, dryer | | |
| Property Listed By: | COLDWELL BANKER UNITED | | |

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800





