



THE
A-TEAM

**RE/MAX
FIRST**

104 ARABIAN Drive, Fort McMurray T9H 5K4

MLS® #: **A2125168**

Area: **Prairie Creek**

Listing Date: **04/22/24**

List Price: **\$259,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$21k, 06-Oct**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2001

Lot Information

Finished Floor Area

Lot Sz Ar:

4,940 sqft

Lot Shape:

Abv Sqft:

1,504

Low Sqft:

Ttl Sqft:

1,504

DOM

213

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

Mobile

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

See Remarks

Parking Pad

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air,Natural Gas

Sewer:

Public Sewer

Ext Feat:

Balcony

Construction:

Vinyl Siding

Flooring:

Hardwood

Water Source:

Public

Fnd/Bsmt:

See Remarks

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings

Int Feat:

Jetted Tub,Pantry,See Remarks,Skylight(s),Walk-In Closet(s)

Utilities:

Room Information

Room

Level

Dimensions

4pc Bathroom

Main

5`1" x 7`9"

Bedroom

Main

9`10" x 8`8"

Dining Room

Main

11`5" x 11`8"

Kitchen

Main

9`11" x 20`4"

Living Room

Main

18`9" x 14`1"

Sunroom/Solarium

Main

14`3" x 17`7"

Room

Level

Dimensions

4pc Ensuite bath

Main

5`1" x 8`5"

Bedroom

Main

9`10" x 8`7"

Family Room

Main

18`9" x 9`1"

Laundry

Main

8`7" x 8`6"

Bedroom - Primary

Main

13`3" x 12`11"

Title:
Fee Simple
Legal Desc:

Zoning:
RMH

0024365

Remarks

Pub Rmks:

1504 SF 3 BEDROOM, 2 BATHROOM HOME WITH BONUS ROOM AND LARGE PORCH. A loved and cared-for detached home in pristine condition with NO CONDO FEES. This beautiful home has an open floor plan and is furnished throughout. The large and bright kitchen is fully equipped boasting a walk-in pantry, tonnes of cabinets, a built-in china cupboard, two skylights, and an oversized dining area. Lovely wood flooring in this no-carpet home. The spacious master bedroom is host to a 4pc en-suite bathroom with jetted tub and walk-in closet. Two additional bedrooms, 4 pc bathroom a bonus room which provides a private sitting area. Updated Shingles (2016), Newer Hot Water Tank, Central A/C, upgraded skirting. Large built-in porch can be finished for extra living space, deck and yard with a fire pit and concrete pad. Located in Prairie Creek on the south side of Fort Murray. This small and friendly neighbourhood backs a quiet and peaceful horse pasture and pond. Residents enjoy the most direct access to Highway 69 and 63. Just a hop skip and a jump to many to surrounding amenities such as the Fort McMurray International Airport, Points West Trail system, Vista Ridge All Seasons Park, Clearwater Horse Club, the educational Oilsands Discovery Centre and the planned Rotary Links Golf Course. Adjacent to Gregoire where amenities restaurants and shopping can be easily accessed. Prairie Creek is just minutes from all that Vibrant Downtown has to offer.

Inclusions:
Property Listed By:

**Fridge, Stove, Dishwasher, Washer, Dryer, All Window Coverings, A/C, Firepit, All Furnishings, and Kitchenware
COLDWELL BANKER UNITED**

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







