



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  
Lot Sz Ar: **4,940 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,504**  
Low Sqft:  
Ttl Sqft: **1,504**

DOM

**243**  
Layout  
Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **Mobile**

Parking  
Ttl Park: **2**  
Garage Sz:

Access:  
Lot Feat: **See Remarks**  
Park Feat: **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

| <u>Room</u>             | <u>Level</u> | <u>Dimensions</u>    |
|-------------------------|--------------|----------------------|
| <b>4pc Bathroom</b>     | <b>Main</b>  | <b>5`1" x 7`9"</b>   |
| <b>Bedroom</b>          | <b>Main</b>  | <b>9`10" x 8`8"</b>  |
| <b>Dining Room</b>      | <b>Main</b>  | <b>11`5" x 11`8"</b> |
| <b>Kitchen</b>          | <b>Main</b>  | <b>9`11" x 20`4"</b> |
| <b>Living Room</b>      | <b>Main</b>  | <b>18`9" x 14`1"</b> |
| <b>Sunroom/Solarium</b> | <b>Main</b>  | <b>14`3" x 17`7"</b> |

| <u>Room</u>              | <u>Level</u> | <u>Dimensions</u>     |
|--------------------------|--------------|-----------------------|
| <b>4pc Ensuite bath</b>  | <b>Main</b>  | <b>5`1" x 8`5"</b>    |
| <b>Bedroom</b>           | <b>Main</b>  | <b>9`10" x 8`7"</b>   |
| <b>Family Room</b>       | <b>Main</b>  | <b>18`9" x 9`1"</b>   |
| <b>Laundry</b>           | <b>Main</b>  | <b>8`7" x 8`6"</b>    |
| <b>Bedroom - Primary</b> | <b>Main</b>  | <b>13`3" x 12`11"</b> |

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

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











