



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**100 ARABIAN Drive, Fort McMurray T9H 5K4**

MLS® #: **A2129811**

Area: **Prairie Creek**

Listing Date: **05/07/24**

List Price: **\$259,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2000**

Lot Information

Lot Sz Ar:

**5,172 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,220**

Low Sqft:

Ttl Sqft:

**1,220**

DOM

**12**

Layout

Beds:

**3 (3 )**

Baths:

**2.0 (2 0)**

Style:

**Mobile**

Parking

Ttl Park:

**4**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Corner Lot,Front Yard,Landscaped**

**Parking Pad,RV Access/Parking**

Utilities and Features

Roof:

**Asphalt Shingle**

Heating:

**Forced Air,Natural Gas**

Sewer:

Ext Feat:

**Private Yard**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Laminate**

Water Source:

Fnd/Bsmt:

**Piling(s)**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**

Int Feat:

**High Ceilings,Open Floorplan,Vinyl Windows**

Utilities:

## Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	9`1" x 5`2"	Bedroom	Main	14`10" x 7`2"
Bedroom	Main	9`1" x 8`5"	Kitchen	Main	14`10" x 21`1"
Laundry	Main	7`6" x 8`5"	Living Room	Main	14`10" x 14`1"
Bedroom - Primary	Main	12`6" x 11`10"	4pc Ensuite bath	Main	14`10" x 7`2"
Legal/Tax/Financial					

Title: Zoning:  
**Fee Simple** **RMH**  
Legal Desc: **0024365**

## Remarks

Pub Rmks: **A DELIGHTFUL DEAL at 100 ARABIAN DRIVE with no condo fees! This YR:2000- 3 bedroom mobile has just had refinished cabinets, brand new professionally installed butcher block countertops, new kitchen sink/faucet, NEW 35 year SHINGLES, professionally installed tie-downs and fresh paint. There is central A\C, the floors and appliances have been updated too! Let's not forget it's situated on over 5100sq/ft corner lot in Prairie Creek with- did I say....NO CONDO FEES. The interior boasts warm colours and loads of natural light. The kitchen is open flow to the living room and second entry. The primary is large with a great makeup vanity, corner storage cabinets and additional vanity with sink. The primary ensuite bath features an oval jetted tub perfect for ending the day in. It has 2 driveways- 1 can fit 3-4 vehicles, the other an RV/boat or 2-4 vehicles. There is an awesome 14x24 workshop with garage door that that can house many toys and projects. The airport and Gregoire industrial park is very close by, along with the horse stables, and quickest route to get out of town heading south of 63. Prairie Creek is only 7- 10 minutes to the downtown hub where everything is at your fingertips. This is an amazing opportunity to hop into home ownership or a secondary rental property on a budget but it has the Fort Mac "must haves/wants"! Book today!**

Inclusions: **shed in back**  
Property Listed By: **SELLER DIRECT NORTHERN HOMES REALTY**

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































