



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**123 ARABIAN Drive #207, Fort McMurray T9H5N9**

MLS® #: **A2161643**

Area: **Prairie Creek**

Listing Date: **08/30/24**

List Price: **\$119,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Fort McMurray**  
Year Built: **2004**

Finished Floor Area  
Abv Sqft: **1,184**  
Low Sqft:  
Ttl Sqft: **1,184**

DOM

**20**  
Layout  
Beds: **2 (2 )**  
Baths: **3.5 (3 1)**  
Style: **3 Storey**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

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

Access:

Lot Feat:

Park Feat:

**Back Yard,City Lot,Environmental Reserve,Lawn,Landscaped,Level,Street Lighting,Rectangular Lot Off Street,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Private Entrance,Private Yard**

Construction: **Vinyl Siding**  
Flooring: **Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Refrigerator,Washer**  
Int Feat: **High Ceilings,Laminate Counters**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Third</b>	<b>3`3" x 3`3"</b>	<b>Bedroom</b>	<b>Third</b>	<b>3`3" x 3`3"</b>
<b>3pc Ensuite bath</b>	<b>Third</b>	<b>0`0" x 0`0"</b>	<b>4pc Bathroom</b>	<b>Third</b>	<b>0`0" x 0`0"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>0`0" x 0`0"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$510**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R3**

Legal Desc: **0322905**

Remarks

Pub Rmks: **Townhouse in Prairie Creek with private fenced yard and attached garage. The main floor has a large kitchen with plenty of counter space and cupboards. Dining area has patio doors facing the back yard and access to the deck. Front facing living room features large windows and gas fireplace. Upper floor has two large bedrooms with vaulted ceilings and more large windows. Prime bedroom has private ensuite. Downstairs is another full bathroom and finished rec/family room with private entrance to the backyard. This property is competitively priced! Call for your private viewing.**

Inclusions:  
Property Listed By: **N/A**  
**ROYAL LEPAGE BENCHMARK**

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









