



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**123 ARABIAN Drive #405, Fort McMurray T9H 5N9**

MLS® #: **A2163265**      Area: **Prairie Creek**      Listing Date: **09/05/24**      List Price: **\$139,888**  
 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: **2002**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,378**  
 Low Sqft:  
 Ttl Sqft: **1,378**

DOM

**13**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.5 (1 1)**  
 Style: **3 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:

Lot Feat: **Landscaped,Standard Shaped Lot**  
 Park Feat: **Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Vinyl Siding**  
 Flooring: **Carpet,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer**  
 Int Feat: **Closet Organizers,Laminate Counters,Separate Entrance,Vaulted Ceiling(s),Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>3`0" x 7`3"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>4`11" x 7`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`9" x 10`3"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`9" x 12`10"</b>

Legal/Tax/Financial

Condo Fee: **\$510**      Title: **Fee Simple**      Zoning: **R3**  
 Fee Freq:

**Monthly**

Legal Desc: **0322905**

Remarks

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Pub Rmks: **SEEING IS BELIEVING! GREAT PRICE FOR A TOWNHOUSE WITH A GARAGE! Located in Beautiful Prairie Creek a wonderful community for those who like the outdoors, easy access for quadding and skidoing and quick access to the Vista Ridge ski hill and YMM International airport. This home offers a spacious main level with large kitchen with garden door to your BBQ deck. Then a bright living room with corner gas fireplace. Main floor laundry and powder room. Upstairs 2 large bedrooms with vaulted ceilings and a full bathroom. The almost fully developed basement area has a great area for a rec room or an additional bedroom with its own separate entrance to your yard. This home is in great condition at a fantastic price and IMMEDIATE POSSESSION.. Call today to schedule your showing.**

Inclusions: **Fridge, stove, dishwasher, washer, dryer, window coverings**  
Property Listed By: **COLDWELL BANKER UNITED**

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