



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**123 ARABIAN Drive #305, Fort McMurray T9H 5N9**

MLS®#: **A2173631**

Area: **Prairie Creek**

Listing Date: **10/17/24**

List Price: **\$139,900**

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: **1,221**  
Low Sqft:  
Ttl Sqft: **1,221**

DOM

**34**  
Layout  
Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Yard,Private,See Remarks**  
Park Feat: **Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Garage Control(s),Refrigerator,Stove(s),Wall/Window Air Conditioner,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **See Remarks,Separate Entrance,Vaulted Ceiling(s)**  
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	7`8" x 7`1"
Storage	Main	3`3" x 5`11"
2pc Bathroom	Second	3`0" x 7`3"
Kitchen	Second	7`0" x 13`8"
4pc Bathroom	Third	5`1" x 7`11"
Bedroom - Primary	Third	11`9" x 12`10"

Room	Level	Dimensions
Game Room	Main	14`0" x 14`0"
Furnace/Utility Room	Main	2`1" x 4`8"
Dining Room	Second	7`1" x 13`7"
Living Room	Second	14`1" x 15`11"
Bedroom	Third	11`9" x 10`9"

Condo Fee:  
**\$389**

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

Zoning:  
**R3**

Legal Desc: **0322905**

Remarks

Pub Rmks: **Lovely and spacious 3 bedroom/2.5 bathroom townhouse condominium. The layout is perfect for a small family, empty nester or commuters. Features include main floor laundry, a huge eat-in kitchen with tons of cabinets and a deck for those summer BBQs. Corner natural gas fireplace in the spacious living room. FULLY DEVELOPED large rear heated flex room with that can be used as a 3rd bedroom and three-piece bathroom attached to the fully developed, single-attached garage. Lovely private fenced yard. This home is located in the South end of Fort McMurray in the small, friendly neighbourhood of Prairie Creek which 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 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. AMAZING OPPORTUNITY to own your own home. This makes a great starter home or for investment.**

Inclusions: **Fridge, Stove, Dishwasher, Washer/Dryer, Window Coverings, A/C, Garage Door Opener and Remote, All Furnishings**

Property Listed By: **COLDWELL BANKER UNITED**

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







