



THE
A-TEAM

**RE/MAX
FIRST**

201 ARABIAN Drive #508, Fort McMurray T9H5R5

MLS®#: **A2185561**

Area: **Prairie Creek**

Listing Date: **01/07/25**

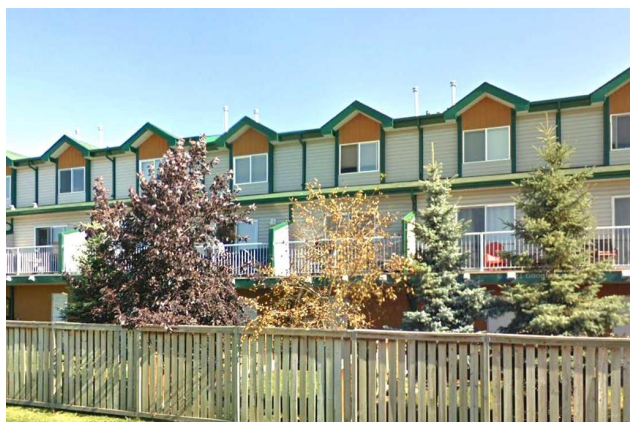
List Price: **\$134,900**

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: **2005**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: **Landscaped**
Park Feat: **Single Garage Attached**

DOM

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

Parking

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

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Hardwood**
Water Source:
Fnd/Bsmt: **Piling(s)**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer**
Int Feat: **Laminate Counters, See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Second	48`2" x 45`8"	Living Room	Second	48`2" x 53`7"
2pc Bathroom	Second	24`10" x 10`8"	Bedroom - Primary	Third	40`5" x 40`2"
Bedroom	Third	40`2" x 33`11"	4pc Bathroom	Third	27`1" x 16`8"

Legal/Tax/Financial

Condo Fee:
\$510

Title:
Fee Simple

Zoning:
R3

Fee Freq:
Monthly

Legal Desc: **0526403**

Remarks

Pub Rmks: **Perfect starter home to transition from renting to paying the mortgage and calling it your own. Conveniently located close to the airport as well as highway 63 making for a quick exit heading south for the weekend. You will not be disappointed with the space this 2 bedroom and 2 bathroom condo has to offer. Spacious eat in kitchen with loads of counter and cupboard space. Access to the deck with patio doors off the kitchen. No more going to the basement to do laundry as it is located on the main floor along with a 2 piece bath. Plenty of sunshine in the living room with big windows, hardwood floors and a gas burning fireplace for those cooler nights. The master bedroom is quite spacious with 2 closets and plenty of room for a king size bed. Another bedroom and a 4 piece bath complete the upstairs space. Need storage? Got you covered with a single car garage plus heated storage. Access to the backyard from the heated storage. This unit also makes for a great investment property. Similar units renting for 1700/mth.**

Inclusions: **N/A**
Property Listed By: **3% REALTY FORT MCMURRAY**

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





