



THE
A-TEAM

**RE/MAX
FIRST**

123 ARABIAN Drive #401, Fort McMurray T9H 5N9

MLS® #: **A2186978**

Area: **Prairie Creek**

Listing Date: **01/12/25**

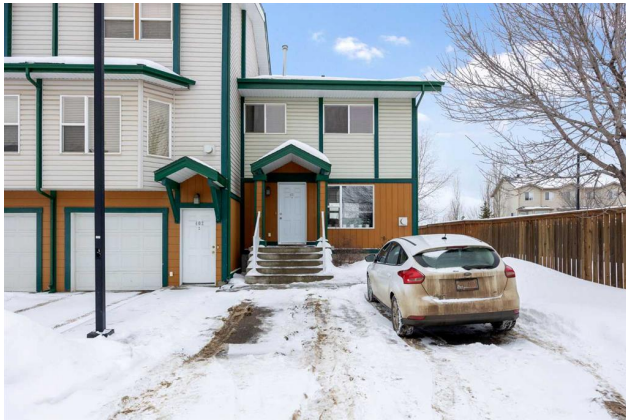
List Price: **\$145,000**

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**

Finished Floor Area

Abv Sqft: **1,027**

Low Sqft:

Ttl Sqft: **1,027**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

8

Layout

Beds: **3 (2 1)**

Baths: **2.0 (2 0)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat: **Back Yard**

Park Feat: **None**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Other

Flooring:

Carpet, See Remarks, Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer**

Int Feat: **High Ceilings**

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	9`1" x 12`11"
Living Room	Main	15`1" x 11`10"
Bedroom	Second	10`6" x 10`10"
4pc Bathroom	Basement	5`11" x 7`2"
Game Room	Basement	7`9" x 12`6"

Room	Level	Dimensions
Kitchen	Main	9`8" x 7`9"
4pc Bathroom	Second	5`0" x 7`8"
Bedroom - Primary	Second	18`9" x 10`10"
Bedroom	Basement	7`9" x 10`10"

Legal/Tax/Financial

Condo Fee:
\$377

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **0322905**

Remarks

Pub Rmks: **Welcome to 123 Arbian drive unit 401 where pride-of-ownership shines through. This charming townhouse, offers 3 spacious bedrooms and 2 modern bathrooms. This well-maintained home features a large deck, perfect for outdoor relaxing. Enjoy the convenience of dedicated parking, making this property ideal for both comfort and practicality. This home is move-in ready and offers the perfect blend of style, space, and functionality. Don't miss the opportunity to make this beautiful townhouse your own!**

Inclusions:
Property Listed By: **some furniture is negotiable
RE/MAX FORT MCMURRAY**

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



