



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**201 ARABIAN Drive #608, Fort McMurray T9H5K4**

MLS®#: **A2187766**

Area: **Prairie Creek**

Listing Date: **01/14/25**

List Price: **\$155,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 19-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Fort McMurray**  
Year Built: **2005**

Finished Floor Area  
Abv Sqft: **1,417**  
Low Sqft:  
Ttl Sqft: **1,417**

DOM

**76**  
Layout  
Beds: **2 (2 )**  
Baths: **1.5 (1 1)**  
Style: **3 (or more) Storey**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

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

Access:

Lot Feat: **Level**  
Park Feat: **Parking Pad, Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings**  
Int Feat: **No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Furnace/Utility Room	Main	14`7" x 14`2"	Kitchen	Second	7`1" x 13`9"
Dining Room	Second	7`6" x 15`10"	2pc Bathroom	Second	3`0" x 7`3"
Living Room	Second	14`7" x 16`4"	Bedroom	Third	12`4" x 10`1"
4pc Bathroom	Third	5`0" x 7`10"	Bedroom - Primary	Third	12`4" x 12`2"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$510

Fee Simple

R3

Fee Freq:

Monthly

Legal Desc: 0526403

Remarks

Pub Rmks: **Immaculate 2-Bedroom Townhouse with Attached Garage - Ideal Starter Home or Investment Property This meticulously maintained townhouse is in pristine condition and move-in ready! Featuring 2 spacious bedrooms and a functional layout, this property is perfect for first-time buyers, investors, or transient workers seeking an affordable home in a convenient location. The attached garage provides added security and convenience, while the quiet neighborhood offers a peaceful living environment. Located close to Highway 63 and the airport, this property is ideal for commuters. Public transit is a breeze with a Diversified bus stop and municipal transit stop right outside the door. An affordable, low-maintenance home that offers both comfort and convenience. Don't miss this opportunity!**

Inclusions: **FRIDGE, STOVE, MICROWAVE, DISHWASHER, WASHER/DRYER**  
Property Listed By: **RE/MAX Connect**

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





