



THE
A-TEAM

**RE/MAX
FIRST**

123 ARABIAN Drive #211, Fort McMurray T9H 5N9

MLS® #: **A2209727**

Area: **Prairie Creek**

Listing Date: **04/08/25**

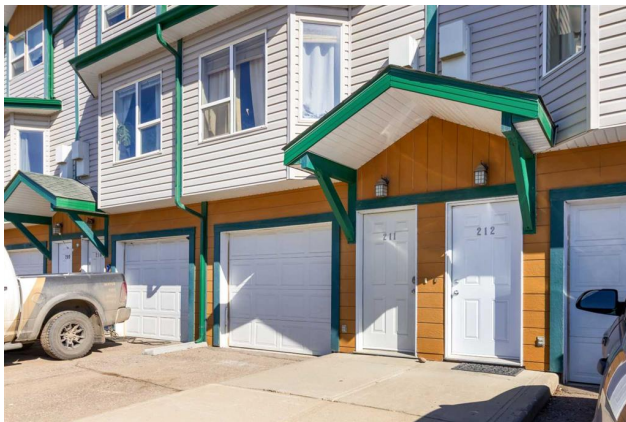
List Price: **\$115,000**

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**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,271**
Low Sqft:
Ttl Sqft: **1,271**

DOM

11
Layout
Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **3 (or more) Storey**

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,Vinyl**
Water Source:
Public
Fnd/Bsmt: **Poured Concrete**

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Second	12`5" x 13`11"
Bedroom	Second	10`1" x 11`7"
2pc Bathroom	Main	7`5" x 3`0"
Dining Room	Main	13`3" x 7`0"
Storage	Lower	8`0" x 6`1"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Second	8`6" x 4`7"
Living Room	Main	15`5" x 14`2"
Kitchen	Main	14`1" x 7`0"
Flex Space	Lower	14`10" x 14`0"
Foyer	Lower	8`10" x 4`0"

Legal/Tax/Financial

Condo Fee:
\$387

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **0322905**

Remarks

Pub Rmks: **Spacious 2 bedroom/2 bathroom townhouse condominium backing greenspace. The layout is perfect for a small family, empty nester or commuters. Features include main floor laundry, a huge eat-in kitchen with tonnes of cabinets and a deck for those summer BBQs. Corner natural gas fireplace in the spacious living room, and a large rear heated flex room that can be converted as a 3rd bedroom, attached to the fully developed, single attached garage. 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 jump to many to 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, Hood Fan, Dishwasher, Washer, Dryer, All Window Coverings, Garage Door Opener, All Furnishings**

Property Listed By: **COLDWELL BANKER UNITED**

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



