



THE
A-TEAM

**RE/MAX
FIRST**

201 ARABIAN Drive #907, Fort McMurray T9H 5R5

MLS® #: **A2209734**

Area: **Prairie Creek**

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

List Price: **\$135,900**

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: **2005**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,258**
Low Sqft:
Ttl Sqft: **1,258**

DOM

44

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>
Exercise Room	Lower	14`7" x 14`3"
Dining Room	Main	3`3" x 12`10"
Living Room	Main	14`6" x 16`0"
Bedroom	Second	12`1" x 9`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	3`0" x 7`3"
Kitchen	Main	11`3" x 13`11"
4pc Bathroom	Second	5`1" x 7`9"
Bedroom - Primary	Second	12`2" x 12`5"

Legal/Tax/Financial

Condo Fee:
\$510

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **0526403**

Remarks

Pub Rmks:

This spacious 2-bedroom, 2-bathroom townhouse condominium is the perfect home for a small family, empty nesters, or commuters looking for convenience and comfort. Located in the quiet, friendly neighbourhood of Prairie Creek, this home offers a functional layout with high ceilings in the bedrooms, adding to the open and airy feel. The huge eat-in kitchen boasts an abundance of cabinet space, making meal prep and storage a breeze. The cozy living room features a beautiful corner natural gas fireplace, creating a warm and inviting atmosphere. The primary suite is a retreat of its own, offering two closets for plenty of storage. A main-floor laundry area adds extra convenience to daily life. One of the standout features of this home is the heated rear flex room, which can be used as a third bedroom, home office, or recreation space. This room is attached to the fully developed single-attached garage, offering even more versatility. Step outside to your private, fenced backyard, where a spacious deck is perfect for summer BBQs and outdoor relaxation. Set in the South end of Fort McMurray, this home backs onto a peaceful horse pasture and pond, providing a serene and scenic backdrop. Highways 69 and 63 are easily accessible, making commuting effortless. The location is just minutes from the Fort McMurray International Airport, Vista Ridge All Seasons Park, Points West Trail System, and Clearwater Horse Club. You'll also be close to the Oilsands Discovery Centre, the planned Rotary Links Golf Course, and all the shopping and dining options in nearby Gregoire. Plus, the vibrant downtown Fort McMurray is just a short drive away. This is an amazing opportunity to own a home in a fantastic location. Whether you're a first-time buyer or an investor, this property is a must-see.

Inclusions:
Property Listed By:

Fridge, Stove, Dishwasher, hood fan, washer and dryer, window coverings, garage door opener, a/c, all furnishings.
COLDWELL BANKER UNITED

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







