



THE
A-TEAM

**RE/MAX
FIRST**

123 ARABIAN Drive #105, Fort McMurray T9H 5N9

MLS® #: **A2219866**

Area: **Prairie Creek**

Listing Date: **05/08/25**

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

Lot Information

Lot Sz Ar:

Finished Floor Area

Abv Sqft:

1,376

Low Sqft:

Ttl Sqft:

1,376

Lot Shape:

DOM

63

Layout

Beds:

2 (2)

Baths:

1.5 (1 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Yard,Few Trees,Level,Low Maintenance Landscape

Driveway,Front Drive,Garage Faces Front,Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,BBQ gas line**

Construction:

Vinyl Siding

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Range Hood,Refrigerator,Stove(s),Washer/Dryer Stacked,Window Coverings

Int Feat:

Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Vaulted Ceiling(s),Vinyl Windows

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		
Condo Fee:		Title:		Zoning:	
\$387		Fee Simple		R3	
		Fee Freq:			
		Monthly			
Legal Desc:	0322905				

Remarks

Pub Rmks:	<p>Welcome to 123 Arabian Drive #105; this 2-bedroom, 1.5-bathroom move-in ready townhouse condo, perfectly suited for small families, empty nesters, or busy commuters. This home is truly turn-key—all you need to do is unpack and enjoy! Step inside to find a large eat-in kitchen with loads of cabinet space, main floor laundry, and a deck that's just waiting for those summer BBQs. The living room is anchored by a corner natural gas fireplace, creating the perfect cozy spot to unwind after a long day. The real standout? A heated rear flex room that brings so much versatility to the space. Whether you need a home office, gym, or playroom, this bright and open area is ready to adapt to your lifestyle. It also has direct access to the fully developed single-attached garage, making storage and winter parking a breeze. Located in the quiet, friendly neighbourhood of Prairie Creek in Fort McMurray's south end, this home boasts quick access to Highways 69 and 63, making it ideal for easy commutes. You're just minutes away from some of Fort McMurray's best amenities, including the Fort McMurray International Airport, Points West Trail System, Vista Ridge All Seasons Park, Clearwater Horse Club, the educational Oilsands Discovery Centre, and the Rotary Links Golf Course. Gregoire is right next door, so shopping, dining, and everyday conveniences are always within reach. Prairie Creek offers the best of both worlds: a small-community feel with all the perks of vibrant downtown living just a short drive away. Move-in ready, beautifully maintained, and full of potential—your new home awaits. Schedule your tour today! The real standout? A heated rear flex room that brings so much versatility to the space. Whether you need a home office, gym, or playroom, this bright and open space is ready to adapt to your lifestyle. It also has direct access to the fully developed single-attached garage, making storage and winter parking a breeze. Located in the quiet, friendly neighbourhood of Prairie Creek in Fort McMurray's south end, this home boasts quick access to Highways 69 and 63, making it ideal for easy commutes. You're just minutes away from some of Fort McMurray's best amenities, including the Fort McMurray International Airport, Points West Trail System, Vista Ridge All Seasons Park, Clearwater Horse Club, the educational Oilsands Discovery Centre, and the family friendly Rotary Links Golf Course. Gregoire is right next door, so shopping, dining, and everyday conveniences are always within reach. Prairie Creek offers the best of both worlds: a small-community feel with all the perks of vibrant downtown living just a short drive away. Schedule your tour today!</p>
Inclusions:	n/a
Property Listed By:	The Agency North Central Alberta

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







