



THE
A-TEAM

**RE/MAX
FIRST**

200 ARABIAN Drive #6, Fort McMurray T9H 5S2

MLS® #: **A2227849**

Area: **Prairie Creek**

Listing Date: **06/16/25**

List Price: **\$244,900**

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: **2005**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,250**
Low Sqft:
Ttl Sqft: **1,250**

DOM

2

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 (or more) Storey**

Parking

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

Access:

Lot Feat: **Corner Lot,Fruit Trees/Shrub(s),Low Maintenance Landscape**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Kitchen Appl: **Electric Oven,Electric Stove,Microwave,Refrigerator**
Int Feat: **Central Vacuum,Smart Home**
Utilities:

Construction: **Vinyl Siding**
Flooring: **Carpet,Hardwood,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
Condo Fee: \$425		Title: Fee Simple Fee Freq: Monthly		Zoning: DC-R3	
Legal Desc:	0521035				
Remarks					
Pub Rmks:	<p>Click brochure link for more details. Clean, Bright 3-Bedroom, 3-Level Townhouse Condo This well-maintained townhouse condo offers natural light and spacious living in a quiet, desirable neighborhood. Property Highlights: 3 Bedrooms 3 Bathrooms (one on each floor) -Built in 2005 -Single-car garage -Four stainless steel appliances (new refrigerator & microwave - 2024) -Open-concept layout with spacious kitchen & plenty of cupboard space -Patio off living room Click flooring in basement and main floor; carpeted bedrooms -Herb wood flooring in living room -Finished basement with private entrance, laundry, kitchenette, bathroom, and covered patio - ideal for potential development of an in-law suite or bachelor suite Additional Features: -Transit and site busing just 1-2 minutes away -Walking distance to park -ATV off-road accessible - no trailering required -Only 10 minutes to downtown shopping Condo fees include: Winter and summer parking lot & lawn maintenance Daily garbage disposal</p>				
Inclusions:	Call seller directly				
Property Listed By:	Honestdoor Inc.				

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







