



THE
A-TEAM

**RE/MAX
FIRST**

123 ARABIAN Drive #103, Fort McMurray T9H 5N9

MLS® #: **A2233554**

Area: **Prairie Creek**

Listing Date: **06/22/25**

List Price: **\$149,900**

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: **2002**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,322**
Low Sqft:
Ttl Sqft: **1,322**

DOM

1
Layout
Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **Townhouse**

Parking

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

Access:

Lot Feat:

Park Feat:

Interior Lot

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

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Washer/Dryer Stacked**
Int Feat: **Laminate Counters, No Animal Home, No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
Condo Fee: \$387		Title: Fee Simple Fee Freq: Monthly		Zoning: R3	
Legal Desc:	0322905/15				

Remarks

Pub Rmks:

HOME SWEET HOME! Welcome to this charming, FRESHLY UPDATED 2 bedroom plus storage room with an attached garage, nestled in Prairie Creek offering amazing value! Perfect for first-time buyers and savvy investors, this PET FRIENDLY gem offers both comfort and convenience in a vibrant community setting. Step inside to discover a bright and airy open-concept living space, enhanced by brand-new vinyl plank flooring, paint & new baseboards throughout. The spacious living room is flooded with natural light thanks to oversized windows. The kitchen is spacious , featuring ample cabinetry, a large pantry, Upstairs you'll also find two spacious bedrooms, each with large closets, and a 4 pc bathroom There is space for storage or a den on the back of the garage. Laundry is conveniently located on the 3rd floor where the bedrooms are located. Located close to public transit, the industrial area, this home offers unbeatable convenience. Don't miss out, book your private viewing of this GEM today!

Inclusions:

N/A

Property Listed By:

ROYAL LEPAGE BENCHMARK

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





