



THE
A-TEAM

**RE/MAX
FIRST**

201 ARABIAN Drive #602, Fort McMurray T9H 5R5

MLS® #: **A2238678**

Area: **Prairie Creek**

Listing Date: **07/12/25**

List Price: **\$134,900**

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: **1,060**
Low Sqft:
Ttl Sqft: **1,060**

Access:
Lot Feat:
Park Feat:

Lawn
Single Garage Attached

DOM

1

Layout

Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

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

Construction:
Vinyl Siding,Wood Frame
Flooring:
Carpet,Linoleum
Water Source:
Fnd/Bsmt:
Slab

Kitchen Appl: **Dishwasher,Electric Oven,Refrigerator,Washer/Dryer**
Int Feat: **Laminate Counters,Storage,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	14`8" x 13`11"	Living Room	Main	14`8" x 16`4"
2pc Bathroom	Main	3`2" x 7`7"	Bedroom - Primary	Second	12`4" x 12`3"
4pc Bathroom	Second	5`1" x 8`3"	Bedroom	Second	12`3" x 10`4"

Legal/Tax/Financial

Condo Fee:
\$510

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **0526403**

Remarks

Pub Rmks:

Perfect starter home to transition from renting to paying the mortgage and calling it your own. Conveniently located close to the airport as well as highway 63 making for a quick exit heading south for the weekend. You will not be disappointed with the space this 2 bedroom and 2 bathroom condo has to offer. Spacious eat in kitchen with loads of counter and cupboard space. Access to the deck with patio doors off the kitchen. No more going to the basement to do laundry as it is located on the main floor along with a 2 piece bath. Plenty of sunshine in the living room with big windows. Corner gas burning fireplace for those cooler nights. The master bedroom is quite spacious with 2 closets and plenty of room for a king size bed. Another bedroom and a 4 piece bath complete the upstairs space. Need storage? Got you covered with a single car garage plus heated storage. Access to the backyard from the heated storage. This unit also makes for a great revenue property along with a perfect addition to your portfolio.

Inclusions:
Property Listed By:

N/A
3% REALTY FORT MCMURRAY

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







