

\$115,000 - 211, 123 Arabian Drive, Fort McMurray

MLS® #A2209727

\$115,000

2 Bedroom, 2.00 Bathroom, 1,271 sqft

Residential on 0.00 Acres

Prairie Creek, Fort McMurray, Alberta

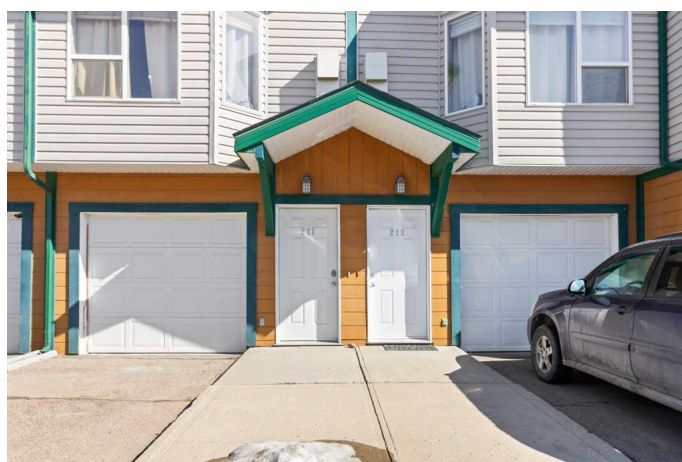
Spacious 2 bedroom/2 bathroom townhouse condominium backing greenspace. The layout is perfect for a small family, empty nester or commuters. Features include main floor laundry, a huge eat-in kitchen with tonnes of cabinets and a deck for those summer BBQs. Corner natural gas fireplace in the spacious living room, and a large rear heated flex room that can be converted as a 3rd bedroom, attached to the fully developed, single attached garage. This home is located in the South end of Fort McMurray in the small, friendly neighbourhood of Prairie Creek which backs a quiet and peaceful horse pasture and pond. Residents enjoy the most direct access to Highway 69 and 63. Just a hop skip and jump to many to surrounding amenities such as the Fort McMurray International Airport, Points West Trail system, Vista Ridge All Seasons Park, Clearwater Horse Club, the educational Oilsands Discovery Centre and the planned Rotary Links Golf Course. Adjacent to Gregoire where amenities restaurants and shopping can be easily accessed. Prairie Creek is just minutes from all that vibrant downtown has to offer. **AMAZING OPPORTUNITY** to own your own home. This makes a great starter home or for investment.

Built in 2004

Essential Information

MLS® #

A2209727



Price	\$115,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,271
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	211, 123 Arabian Drive
Subdivision	Prairie Creek
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5N9

Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	See Remarks, Separate Entrance, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Private, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 8th, 2025
Days on Market	12
Zoning	R3

Listing Details

Listing Office	COLDWELL BANKER UNITED
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