

# \$150,000 - 608, 201 Arabian Drive, Fort McMurray

MLS® #A2187766

**\$150,000**

2 Bedroom, 2.00 Bathroom, 1,418 sqft

Residential on 0.00 Acres

Prairie Creek, Fort McMurray, Alberta

Immaculate 2-Bedroom Townhouse with Attached Garage – Ideal Starter Home or Investment Property

This meticulously maintained townhouse is in pristine condition and move-in ready! Featuring 2 spacious bedrooms and a functional layout, this property is perfect for first-time buyers, investors, or transient workers seeking an affordable home in a convenient location.

The attached garage provides added security and convenience, while the quiet neighborhood offers a peaceful living environment. Located close to Highway 63 and the airport, this property is ideal for commuters. Public transit is a breeze with a Diversified bus stop and municipal transit stop right outside the door.

An affordable, low-maintenance home that offers both comfort and convenience.

Don't miss this opportunity!

Built in 2005



## Essential Information

MLS® #	A2187766
Price	\$150,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1

Half Baths	1
Square Footage	1,418
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	608, 201 Arabian Drive
Subdivision	Prairie Creek
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H5K4

### **Amenities**

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

### **Interior**

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### **Exterior**

Exterior Features	Balcony
Lot Description	Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      January 14th, 2025  
Days on Market                122  
Zoning                              R3

**Listing Details**

Listing Office                    RE/MAX Connect

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