

# \$135,900 - 907, 201 Arabian Drive, Fort McMurray

MLS® #A2209734

**\$135,900**

2 Bedroom, 2.00 Bathroom, 1,258 sqft  
Residential on 0.00 Acres

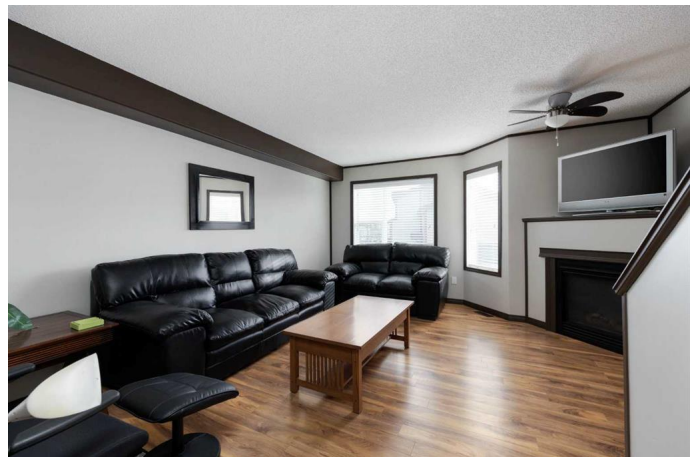
Prairie Creek, Fort McMurray, Alberta

This spacious 2-bedroom, 2-bathroom townhouse condominium is the perfect home for a small family, empty nesters, or commuters looking for convenience and comfort. Located in the quiet, friendly neighbourhood of Prairie Creek, this home offers a functional layout with high ceilings in the bedrooms, adding to the open and airy feel.

The huge eat-in kitchen boasts an abundance of cabinet space, making meal prep and storage a breeze. The cozy living room features a beautiful corner natural gas fireplace, creating a warm and inviting atmosphere. The primary suite is a retreat of its own, offering two closets for plenty of storage. A main-floor laundry area adds extra convenience to daily life.

One of the standout features of this home is the heated rear flex room, which can be used as a third bedroom, home office, or recreation space. This room is attached to the fully developed single-attached garage, offering even more versatility. Step outside to your private, fenced backyard, where a spacious deck is perfect for summer BBQs and outdoor relaxation.

Set in the South end of Fort McMurray, this home backs onto a peaceful horse pasture and pond, providing a serene and scenic backdrop. Highways 69 and 63 are easily



accessible, making commuting effortless. The location is just minutes from the Fort McMurray International Airport, Vista Ridge All Seasons Park, Points West Trail System, and Clearwater Horse Club. Youâ€™ll also be close to the Oilsands Discovery Centre, the planned Rotary Links Golf Course, and all the shopping and dining options in nearby Gregoire. Plus, the vibrant downtown Fort McMurray is just a short drive away.

This is an amazing opportunity to own a home in a fantastic location. Whether you're a first-time buyer or an investor, this property is a must-see.

Built in 2005

**Essential Information**

MLS® #	A2209734
Price	\$135,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,258
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	907, 201 Arabian Drive
Subdivision	Prairie Creek
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5R5

## 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	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
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	13
Zoning	R3

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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