

\$139,900 - 305, 123 Arabian Drive, Fort McMurray

MLS® #A2173631

\$139,900

2 Bedroom, 3.00 Bathroom, 1,222 sqft

Residential on 0.00 Acres

Prairie Creek, Fort McMurray, Alberta

Lovely and spacious 3 bedroom/2.5 bathroom townhouse condominium. The layout is perfect for a small family, empty nester or commuters. Features include main floor laundry, a huge eat-in kitchen with tons of cabinets and a deck for those summer BBQs. Corner natural gas fireplace in the spacious living room. FULLY DEVELOPED large rear heated flex room with that can be used as a 3rd bedroom and three-piece bathroom attached to the fully developed, single-attached garage. Lovely private fenced yard. 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 a jump to many 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® #	A2173631
Price	\$139,900
Sold Price	\$133,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,222
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	305, 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

Interior

Interior Features	See Remarks, Separate Entrance, Vaulted Ceiling(s)
Appliances	Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer Stacked, Window Coverings, Wall/Window Air Conditioner, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
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	October 17th, 2024
Date Sold	November 22nd, 2024
Days on Market	35
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.