



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

6, 200 Arabian Drive  
Fort McMurray, Alberta

MLS # A2227849



**\$244,900**

Division:	Prairie Creek		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,250 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, Fruit Trees/Shrub(s), Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 425
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC-R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Smart Home		

**Inclusions:** Call seller directly

Click brochure link for more details. Clean, Bright 3-Bedroom, 3-Level Townhouse Condo This well-maintained townhouse condo offers natural light and spacious living in a quiet, desirable neighborhood. Property Highlights: 3 Bedrooms | 3 Bathrooms (one on each floor) -Built in 2005 -Single-car garage -Four stainless steel appliances (new refrigerator & microwave & 2024) -Open-concept layout with spacious kitchen & plenty of cupboard space -Patio off living room Click flooring in basement and main floor; carpeted bedrooms -Herb wood flooring in living room -Finished basement with private entrance, laundry, kitchenette, bathroom, and covered patio & ideal for potential development of an in-law suite or bachelor suite (subject to approvals and permitting by the municipality) Additional Features: -Transit and site busing just 1&ndash;2 minutes away -Walking distance to park -ATV off-road accessible & no trailering required -Only 10 minutes to downtown shopping Condo fees include: Winter and summer parking lot & lawn maintenance Daily garbage disposal