



GRASSROOTS
REALTY GROUP

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103, 123 Arabian Drive
Fort McMurray, Alberta

MLS # A2233554



\$149,900

Division:	Prairie Creek		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,323 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Driveway, Front Drive, Garage Faces Front, Single Garage		
Lot Size:	0.00 Acre		
Lot Feat:	Interior Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Granite, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 387
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

HOME SWEET HOME! Welcome to this charming, FRESHLY UPDATED 2 bedroom plus storage room with an attached garage, nestled in Prairie Creek offering amazing value! Perfect for first-time buyers and savvy investors, this PET FRIENDLY gem offers both comfort and convenience in a vibrant community setting. Step inside to discover a bright and airy open-concept living space, enhanced by brand-new vinyl plank flooring, paint & new baseboards throughout. The spacious living room is flooded with natural light thanks to oversized windows. The kitchen is spacious, featuring ample cabinetry, a large pantry, Upstairs you'll also find two spacious bedrooms, each with large closets, and a 4 pc bathroom. There is space for storage or a den on the back of the garage. Laundry is conveniently located on the 3rd floor where the bedrooms are located. Located close to public transit, the industrial area, this home offers unbeatable convenience. Don't miss out, book your private viewing of this GEM today!