



GRASSROOTS
REALTY GROUP

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805, 201 Arabian Drive
Fort McMurray, Alberta

MLS # A2252195



\$134,900

Division:	Prairie Creek		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,060 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 510
Basement:	None, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry, Storage		
Inclusions:	N/A		

Perfect starter home to transition from renting to paying the mortgage and calling it your own. Conveniently located close to the airport as well as highway 63 making for a quick exit heading south for the weekend. You will not be disappointed with the space this 2 bedroom and 2 bathroom condo has to offer. Spacious eat in kitchen with loads of counter and cupboard space. Access to the deck with patio doors off the kitchen. No more going to the basement to do laundry as it is located on the main floor along with a 2 piece bath. Plenty of sunshine in the living room with big windows, hardwood floors and a gas burning fireplace for those cooler nights. The master bedroom is quite spacious with 2 closets and plenty of room for a king size bed. Another bedroom and a 4 piece bath complete the upstairs space. Need storage? Got you covered with a single car garage plus heated storage. Access to the backyard from the heated storage. This unit also makes for a great investment property. Similar units renting for 1700/mth.