



GRASSROOTS
REALTY GROUP

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606, 201 Arabian Drive
Fort McMurray, Alberta

MLS # A2252626



\$125,000

Division:	Prairie Creek		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,656 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 510
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, See Remarks, Separate Entrance		

Inclusions: As is, where is

EXCELLENT OPPORTUNITY TO OWN AT A REMARKABLE PRICE ON THE SOUTH SIDE OF THE CITY IN QUIET AND QUANT PRAIRE CREEK. Situated a 10-minute drive to the YMM international airport, next to walking trails, and super close to the upcoming Home Depot set to open in 2026. This spacious townhome offers 2 finished levels, featuring a main level with a bright and functional eat-in kitchen that includes sliding garden doors leading to your upper BBQ deck. This main level continues with a large living room with a corner gas fireplace, and is complete with a 2 pc powder room and laundry room. The upper level features 2 large bedrooms with vaulted ceilings and large wall closets. There is 4 pc bathroom also located on this level. The lower-level entryway offers direct access to the attached single-car garage. At the rear of the garage is a versatile space that can be used as a storage area or developed into another bedroom. It is almost fully finished. It also has an access door to the backyard. This is an excellent opportunity to stop renting and own at an affordable price. Call today for your personal tour.