



**GRASSROOTS**  
REALTY GROUP

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**609, 201 Arabian Drive  
Fort McMurray, Alberta**

**MLS # A2262558**



**\$139,900**

<b>Division:</b>	Prairie Creek		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,432 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 510
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Laminate Counters, See Remarks, Vinyl Windows		

**Inclusions:** Refrigerator, Dishwasher, Electric range, Range hood, Microwave, Washer/Dryer, Central Vacuum

Welcome to #609-201 Arabian This freshly painted and well-maintained townhouse offers a smart, functional layout across three levels. The entry level features a single attached garage with plenty of extra storage space at the back, perfect for bikes, tools, or seasonal items. Up on the main floor, you'll find a bright kitchen and dining area with access to your balcony, a great spot for your morning coffee, along with in-suite laundry and a comfortable living room complete with a cozy gas fireplace. The top floor offers two spacious bedrooms and a four-piece main bathroom, providing both comfort and convenience. Whether you're a first-time buyer or seeking a great investment opportunity, this home checks all the boxes. Ideally located just a short drive to the airport, playgrounds, and shopping, This property combines comfort, value, and accessibility. Call now for your private viewing!