



**10, 200 Arabian Drive
Fort McMurray, Alberta**

MLS # A2269604

\$243,000



Division:	Prairie Creek		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,698 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Front Drive, Garage Faces Front, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 425
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	DC-R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, Laminate Counters, Separate Entrance, Tankless Hot Water		
Inclusions:	Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, BBQ (as is), Central Vac (as is), Central Air		

HOME SWEET HOME! Tucked away in the quiet community of PRAIRIE CREEK, this warm and welcoming home is ready for you to move right in. From the moment you arrive, you'll appreciate the convenience of your ATTACHED GARAGE and ADDITIONAL PARKING. Step inside to a BRIGHT and AIRY main floor that has been FRESHLY PAINTED and filled with NATURAL LIGHT. The open-concept living room and eat-in kitchen offer great flow, with LAMINATE FLOORING (2020), STAINLESS STEEL APPLIANCES (including a 2-year-old fridge), and plenty of counter space for cooking and entertaining. A convenient 2-PIECE BATHROOM is also located on this level. Upstairs, you'll find two SPACIOUS BEDROOMS. The primary bedroom features TWO CLOSETS and a 3-PIECE ENSUITE with a DOUBLE SHOWER. The 2nd bedroom is also a generous size with a DOUBLE CLOSET, and is just steps away from the 4 piece main bathroom. The laundry is thoughtfully located on this floor as well, complete with a NEW WASHER AND DRYER (2025)! The FULLY FINISHED BASEMENT adds even more value with BRAND NEW FLOORING, its OWN ENTRANCE, 3-PIECE BATHROOM, and WET BAR — a fantastic family room, guest space, or potential rental opportunity. Enjoy the outdoors on your BALCONY with GAS BBQ HOOK-UP. And stay comfortable year-round with CENTRAL AIR CONDITIONING and HOT WATER ON DEMAND. Recent updates by the condo association include NEW SHINGLES and repairs to the front support beam, offering peace of mind for years to come. All that's left to do is move in and enjoy!