



213, 123 Arabian Drive
Fort McMurray, Alberta

MLS # A2280414



\$119,900

Division: Prairie Creek

Type: Residential/Five Plus

Style: Townhouse

Size: 1,201 sq.ft. **Age:** 2004 (22 yrs old)

Beds: 2 **Baths:** 1 full / 1 half

Garage: Single Garage Attached

Lot Size: -

Lot Feat: Back Yard, Interior Lot, Landscaped, Street Lighting

Heating: Forced Air, Natural Gas

Water: -

Floors: Laminate, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 387

Basement: None

LLD: -

Exterior: Vinyl Siding

Zoning: R3

Foundation: Poured Concrete

Utilities: -

Features: Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Storage, Vaulted Ceiling(s)

Inclusions: As Is, Where is as per Schedule A

Welcome to this move in ready 2-bedroom home with an attached garage, ideally located in Prairie Creek and offering exceptional value. Whether you're a first-time buyer or a savvy investor, this renovated (no carpet) home delivers comfort, functionality, and convenience in one inviting package. The spacious living room is filled with natural light from oversized windows, creating a warm and welcoming atmosphere with the corner gas fireplace. The kitchen offers plenty of modern white cabinetry, an eat-in island and direct access to a balcony with natural gas bbq hookups. Upstairs, you'll find two generously sized bedrooms, each with large closets, along with a 4-piece bathroom; The master bedroom features a vaulted ceiling with large windows to draw in natural light. The yard is fully fenced and landscaped, perfect for entertaining or pets. Located close to public transit, walking trails, highway 63, the airport, and more, This move-in-ready gem checks all the boxes — value, updates, location, and affordable. Call to book your showing today!