

# \$120,000 - 606, 201 Arabian Drive, Fort McMurray

MLS® #A2252626

**\$120,000**

2 Bedroom, 2.00 Bathroom, 1,656 sqft

Residential on 0.00 Acres

Prairie Creek, Fort McMurray, Alberta

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.

Built in 2005

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2252626      |
| Price          | \$120,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,656         |
| Acres          | 0.00          |
| Year Built     | 2005          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 606, 201 Arabian Drive |
| Subdivision | Prairie Creek          |
| City        | Fort McMurray          |
| County      | Wood Buffalo           |
| Province    | Alberta                |
| Postal Code | T9H 5R5                |

### **Amenities**

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Snow Removal, Visitor Parking    |
| Parking Spaces | 2                                |
| Parking        | Driveway, Single Garage Attached |
| # of Garages   | 1                                |

### **Interior**

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Closet Organizers, See Remarks, Separate Entrance |
| Appliances        | See Remarks                                       |
| Heating           | Forced Air, Natural Gas                           |
| Cooling           | None                                              |
| Fireplace         | Yes                                               |
| # of Fireplaces   | 1                                                 |
| Fireplaces        | Gas, Great Room, Mantle                           |
| Has Basement      | Yes                                               |
| Basement          | Full, Walk-Out                                    |

**Exterior**

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Other                       |
| Lot Description   | Back Yard, Landscaped, Lawn |
| Roof              | Asphalt Shingle             |
| Construction      | Vinyl Siding                |
| Foundation        | Poured Concrete             |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 25                |
| Zoning         | R3                |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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