

# \$134,900 - 805, 201 Arabian Drive, Fort McMurray

MLS® #A2252195

**\$134,900**

2 Bedroom, 2.00 Bathroom, 1,060 sqft

Residential on 0.00 Acres

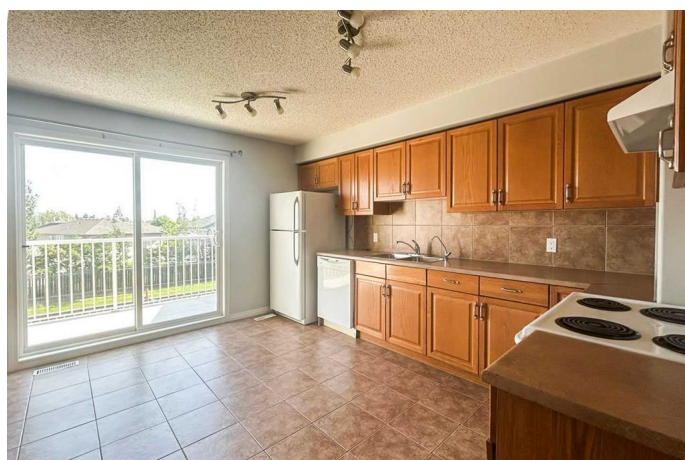
Prairie Creek, Fort McMurray, Alberta

Perfect starter home to transition from renting to paying the mortgage and calling it your own. Conveniently located close to the airport as well as highway 63 making for a quick exit heading south for the weekend. You will not be disappointed with the space this 2 bedroom and 2 bathroom condo has to offer. Spacious eat in kitchen with loads of counter and cupboard space. Access to the deck with patio doors off the kitchen. No more going to the basement to do laundry as it is located on the main floor along with a 2 piece bath. Plenty of sunshine in the living room with big windows, hardwood floors and a gas burning fireplace for those cooler nights. The master bedroom is quite spacious with 2 closets and plenty of room for a king size bed. Another bedroom and a 4 piece bath complete the upstairs space. Need storage? Got you covered with a single car garage plus heated storage. Access to the backyard from the heated storage. This unit also makes for a great investment property. Similar units renting for 1700/mth.

Built in 2005

## Essential Information

MLS® #	A2252195
Price	\$134,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1



Half Baths	1
Square Footage	1,060
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	805, 201 Arabian Drive
Subdivision	Prairie Creek
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5R5

### Amenities

Amenities	Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Laminate Counters, Pantry, Storage
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	None, Walk-Out

### Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Lawn
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame

Foundation                Poured Concrete

**Additional Information**

Date Listed                September 1st, 2025  
Days on Market        2  
Zoning                      R3

**Listing Details**

Listing Office            3% REALTY FORT MCMURRAY

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.