

609, 201 Arabian Drive
Fort McMurray, Alberta

MLS # A2262558



\$134,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 510
Basement:	None	LLD:	-
Exterior:	Other, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	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!