

**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 eaten 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!