

6, 200 Arabian Drive  
Fort McMurray, Alberta

MLS # A2227849



## \$244,900

<b>Division:</b>	Prairie Creek		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,250 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Fruit Trees/Shrub(s), Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 425
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	DC-R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Smart Home		

**Inclusions:** Call seller directly

Click brochure link for more details. Clean, Bright 3-Bedroom, 3-Level Townhouse Condo This well-maintained townhouse condo offers natural light and spacious living in a quiet, desirable neighborhood. Property Highlights: 3 Bedrooms | 3 Bathrooms (one on each floor) -Built in 2005 -Single-car garage -Four stainless steel appliances (new refrigerator & microwave & 2024) -Open-concept layout with spacious kitchen & plenty of cupboard space -Patio off living room Click flooring in basement and main floor; carpeted bedrooms -Herb wood flooring in living room -Finished basement with private entrance, laundry, kitchenette, bathroom, and covered patio & ideal for potential development of an in-law suite or bachelor suite (subject to approvals and permitting by the municipality) Additional Features: -Transit and site busing just 1&ndash;2 minutes away -Walking distance to park -ATV off-road accessible & no trailering required -Only 10 minutes to downtown shopping Condo fees include: Winter and summer parking lot & lawn maintenance Daily garbage disposal