

702, 201 Arabian Drive  
Fort McMurray, Alberta

MLS # A2277118



## \$140,000

|                  |                                                                    |               |                   |
|------------------|--------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Prairie Creek                                                      |               |                   |
| <b>Type:</b>     | Residential/Five Plus                                              |               |                   |
| <b>Style:</b>    | Townhouse                                                          |               |                   |
| <b>Size:</b>     | 1,033 sq.ft.                                                       | <b>Age:</b>   | 2005 (21 yrs old) |
| <b>Beds:</b>     | 2                                                                  | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Off Street, Parking Pad, Single Garage Attached |               |                   |
| <b>Lot Size:</b> | -                                                                  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac                                              |               |                   |

|                    |                               |                   |        |
|--------------------|-------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                    | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle               | <b>Condo Fee:</b> | \$ 510 |
| <b>Basement:</b>   | None                          | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame      | <b>Zoning:</b>    | R3     |
| <b>Foundation:</b> | Slab                          | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, Kitchen Island |                   |        |

**Inclusions:** Kitchen Island, Stair cabinet

Discover the perfect blend of modern comfort and unbeatable convenience and value in this stunning move-in ready townhome at 201 Arabian Drive, Unit 702, nestled in the welcoming Prairie Creek community of Fort McMurray. Fully Renovated and presented in excellent condition, this charming 2-bedroom, 1.5-bathroom residence feels brand new from the moment you step inside. Every detail has been thoughtfully refreshed with all-new appliances, fresh stylish flooring throughout, a fresh coat of contemporary paint, sleek new countertops, Island, trim work, and a modern kitchen sink that elevates everyday living. Air conditioning to keep you COOL during the summer months. The two generously sized bedrooms offer ample space, while the attached garage provides not only secure parking but also plenty of additional storage for all your gear, tools, or seasonal items. Prairie Creek's prime location truly shines here—enjoy quick and easy access to scenic trails perfect for walking, biking, or simply soaking in the fresh air, along with proximity to the Fort McMurray International Airport and Highway 63 for effortless commuting. Just a minute away lies the renowned Clearwater Horse Club, adding a touch of equestrian charm and community spirit to this peaceful, established neighborhood. Whether you're seeking your first home, a low-maintenance lifestyle, or a smart investment in a vibrant yet relaxed area close to amenities and outdoor recreation, this freshly revitalized townhome delivers exceptional value and immediate move-in appeal.