\$244,900 - 6, 200 Arabian Drive, Fort McMurray

MLS® #A2227849

\$244,900

3 Bedroom, 3.00 Bathroom, 1,250 sqft Residential on 0.00 Acres

Prairie Creek, Fort McMurray, Alberta

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 â€" 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 1–2 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





Built in 2005

Essential Information

MLS® # A2227849 Price \$244,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,250 Acres 0.00

Year Built 2005

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

Community Information

Address 6, 200 Arabian Drive

Subdivision Prairie Creek
City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9H 5S2

Amenities

Amenities None

Parking Spaces 1

Parking Single Garage Attached

of Garages 1

Interior

Interior Features Central Vacuum, Smart Home

Appliances Electric Stove, Microwave, Refrigerator, Electric Oven

Heating Forced Air

Cooling None

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features None

Lot Description Corner Lot, Fruit Trees/Shrub

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed June 16th, 2025

Days on Market 128

Zoning DC-R3

Listing Details

Listing Office Honestdoor Inc.

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