

# \$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 â€” 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 1â€”2 minutes away

-Walking distance to park

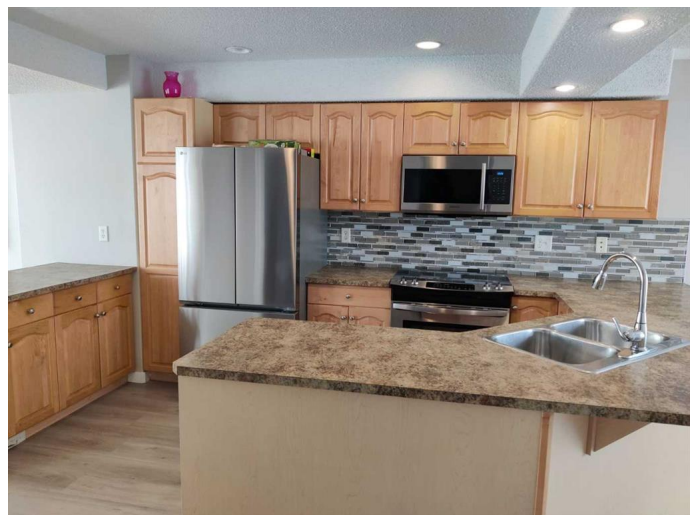
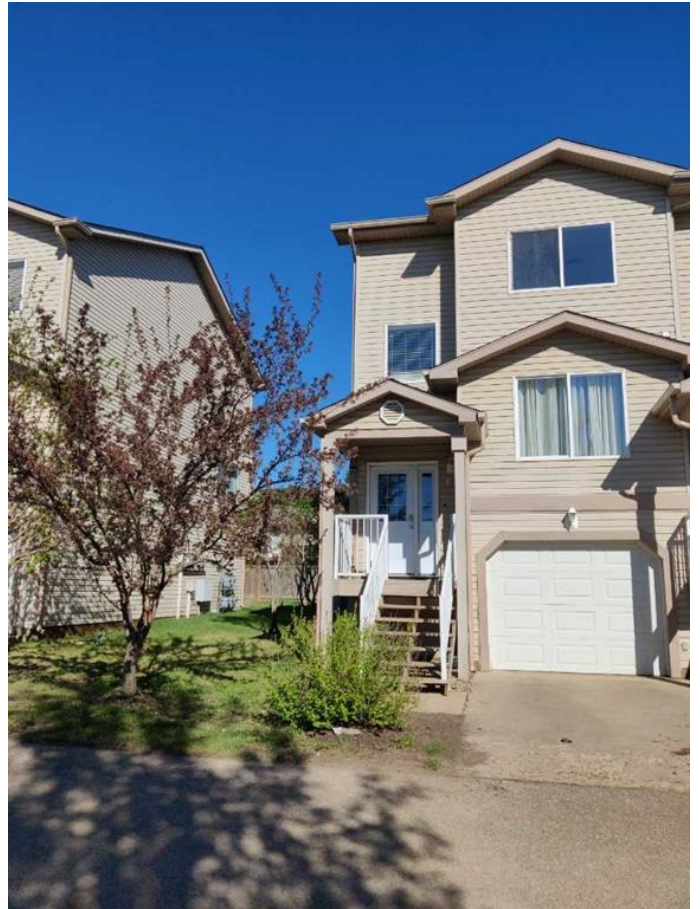
-ATV off-road accessible â€” no trailering required

-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                |
| <b>Exterior</b>   |                               |
| 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 | 130             |
| Zoning         | DC-R3           |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | Honestdoor Inc. |
|----------------|-----------------|

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