

# **\$144,000 - 103, 123 Arabian Drive, Fort McMurray**

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MLS® #A2233554

**\$144,000**

2 Bedroom, 2.00 Bathroom, 1,323 sqft

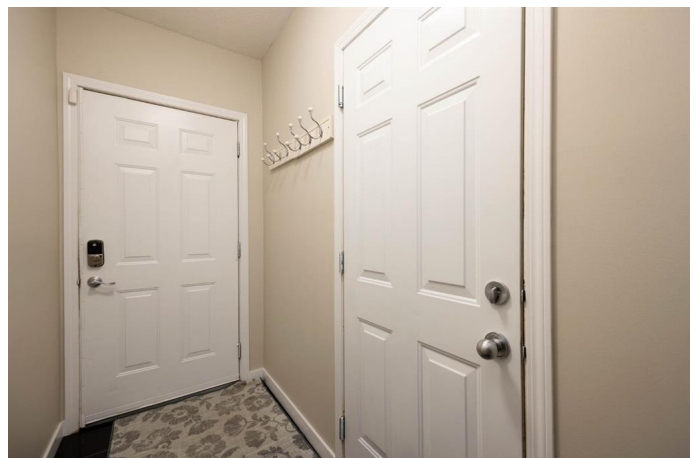
Residential on 0.00 Acres

Prairie Creek, Fort McMurray, Alberta

HOME SWEET HOME! Welcome to this charming, FRESHLY UPDATED 2 bedroom plus storage room with an attached garage, nestled in Prairie Creek offering amazing value! Perfect for first-time buyers and savvy investors, this PET FRIENDLY gem offers both comfort and convenience in a vibrant community setting. Step inside to discover a bright and airy open-concept living space, enhanced by brand-new vinyl plank flooring, paint & new baseboards throughout. The spacious living room is flooded with natural light thanks to oversized windows. The kitchen is spacious, featuring ample cabinetry, a large pantry,

Upstairs you'll also find two spacious bedrooms, each with large closets, and a 4 pc bathroom. There is space for storage or a den on the back of the garage. Laundry is conveniently located on the 3rd floor where the bedrooms are located.

Located close to public transit, the industrial area, this home offers unbeatable convenience. Don't miss out, book your private viewing of this GEM today!



Built in 2002

## **Essential Information**

MLS® #

A2233554

|                |               |
|----------------|---------------|
| Price          | \$144,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,323         |
| Acres          | 0.00          |
| Year Built     | 2002          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 103, 123 Arabian Drive |
| Subdivision | Prairie Creek          |
| City        | Fort McMurray          |
| County      | Wood Buffalo           |
| Province    | Alberta                |
| Postal Code | T9H 5N9                |

### Amenities

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Amenities      | None                                                                                 |
| Parking Spaces | 2                                                                                    |
| Parking        | Concrete Driveway, Driveway, Front Drive, Garage Faces Front, Single Garage Attached |
| # of Garages   | 1                                                                                    |

### Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home                      |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan |
| Heating           | Forced Air, Natural Gas                                                 |
| Cooling           | Central Air                                                             |
| Fireplace         | Yes                                                                     |
| # of Fireplaces   | 1                                                                       |
| Fireplaces        | Gas                                                                     |
| Basement          | None                                                                    |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Interior Lot    |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 22nd, 2025 |
| Days on Market | 47              |
| Zoning         | R3              |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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