

\$120,000 - 606, 201 Arabian Drive, Fort McMurray

MLS® #A2252626

\$120,000

2 Bedroom, 2.00 Bathroom, 1,656 sqft

Residential on 0.00 Acres

Prairie Creek, Fort McMurray, Alberta

EXCELLENT OPPORTUNITY TO OWN AT A REMARKABLE PRICE ON THE SOUTH SIDE OF THE CITY IN QUIET AND QUANT PRAIRE CREEK. Situated a 10-minute drive to the YMM international airport, next to walking trails, and super close to the upcoming Home Depot set to open in 2026.

This spacious townhome offers 2 finished levels, featuring a main level with a bright and functional eat-in kitchen that includes sliding garden doors leading to your upper BBQ deck. This main level continues with a large living room with a corner gas fireplace, and is complete with a 2 pc powder room and laundry room.

The upper level features 2 large bedrooms with vaulted ceilings and large wall closets. There is 4 pc bathroom also located on this level. The lower-level entryway offers direct access to the attached single-car garage. At the rear of the garage is a versatile space that can be used as a storage area or developed into another bedroom. It is almost fully finished. It also has an access door to the backyard. This is an excellent opportunity to stop renting and own at an affordable price. Call today for your personal tour.

Built in 2005

Essential Information



MLS® #	A2252626
Price	\$120,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,656
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	606, 201 Arabian Drive
Subdivision	Prairie Creek
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5R5

Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

Interior

Interior Features	Closet Organizers, See Remarks, Separate Entrance
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2025
Days on Market	23
Zoning	R3

Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.