

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

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MLS® #A2233554

**\$144,000**

2 Bedroom, 2.00 Bathroom, 1,323 sqft

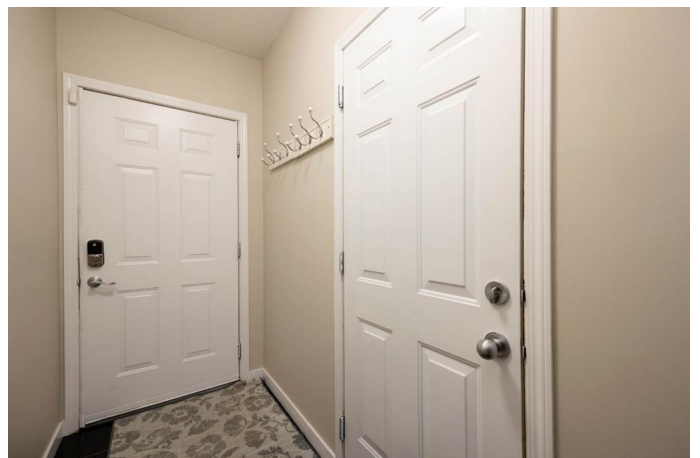
Residential on 0.00 Acres

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 youâ€™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	No Animal Home, No Smoking Home, Laminate Counters
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	32
Zoning	R3

### **Listing Details**

Listing Office	ROYAL LEPAGE BENCHMARK
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