



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

204, 123 Arabian Drive
Fort McMurray, Alberta

MLS # A2324835



\$129,900

Division:	Prairie Creek		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,215 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Lawn, Low Maintenance Landscape		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Mixed, Vinyl Siding
Foundation:	Poured Concrete
Features:	Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 387
LLD:	-
Zoning:	R3
Utilities:	-

Inclusions: no chattels as is where is on possession

Welcome to the address that turns "someday" into "sold." Buying your first place in Fort McMurray should feel like a win, not a wild goose chase. This condo townhouse in Prairie Creek hands you room to grow, a smart layout & a price point that makes sense when you are just getting started. Step inside & let it show you around. The kitchen sets the tone. Crisp white cabinets line the walls with loads of storage. A deep double sink sits under a tall pull-down faucet, ready for taco night cleanup & big batch cooking. Off to the side, a sliding door opens to your own second floor balcony, so your morning coffee comes with fresh air. A cozy dining nook tucks right in, perfect for everyday meals without any fuss. Settle into the living room where a gas fireplace waits to take the chill off a Fort Mac winter. It is the kind of spot built for movie marathons, lazy Sundays & the slow unwind after a long shift up north. Head up top & you will find two bedrooms that both wear vaulted ceilings like a crown. The primary bedroom comes with two closets, so your wardrobe finally gets the space it deserves. Bedroom number two looks out over the backyard, making it a calm place to rest or focus. A 4PC bathroom rounds out the top floor, while a handy 2PC sits on the second floor for guests & quick stops. Now for the lower level, the unsung hero of this home. A flex space to fit your life, whether that means a games zone, a home gym or a chill movie den. It opens straight to the backyard & connects to the garage, plus there is a storage area to stash all the gear that does not have a home yet. Few first homes hand you bonus square footage like this. Speaking of outside, you get two ways to enjoy it. The fenced backyard gives you private ground for a barbecue, a fire pit or a future garden, with easy access from the lower level. Up on the balcony, you get a quieter perch for sunsets & people watching

after the day winds down. Fresh carpet & newer laminate run throughout, so the floors are clean, modern & ready for you to move right in. No projects, no waiting, just grab your keys. An attached single garage keeps your vehicle warm & frost free, & the driveway fits one more ride for good measure. A little TLC needed in the laundry area Location adds its own perks. Set on the outskirts near the airport, this home suits a commuter schedule beautifully, putting quick travel days within easy reach. You get a calmer setting on the edge of things, with more breathing room than the busy core. Town amenities, shops & schools stay a short drive away. This is a real chance to plant roots, build equity & make a space truly yours. Homes like this do not sit around waiting. The vaulted ceilings, the double outdoor space & the move-in ready floors add up to a first home that punches well above its weight. Check out the detailed floor plans where you can see every sink & shower in the home and our 360 tour. Are you ready to say yes to this address?