



GRASSROOTS
REALTY GROUP

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910, 201 Arabian Drive
Fort McMurray, Alberta

MLS # A2331992



\$114,900

Division:	Prairie Creek		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,251 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 510
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Laminate Counters, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: As Is, Where Is as per Schedule A

Opportunity awaits in this well-priced 2-bedroom, 2-storey home with an attached garage, ideally located in the sought-after community of Prairie Creek. Offering an excellent layout, great natural light, and a landscaped yard, this home is perfect for first-time buyers, investors, or anyone looking to add their own personal touch to their home. The spacious living room is bright and welcoming, featuring oversized windows and a cozy corner gas fireplace. The kitchen offers modern white cabinetry, stainless steel appliances, plenty of storage, and direct access to the balcony complete with a natural gas BBQ hookup, perfect for outdoor entertaining. Upstairs, you'll find two generously sized bedrooms with large closets, including a spacious primary bedroom featuring a vaulted ceiling and oversized windows that fill the room with natural light. Outside, enjoy a fully fenced and landscaped yard, while the attached garage provides added convenience year round. Located close to public transit, walking trails, Highway 63, the airport, and everyday amenities, this home offers outstanding value in one of Fort McMurray's most convenient neighbourhoods. With great bones, an excellent location, and plenty of potential, this is an opportunity you won't want to miss. Call to book your viewing today!