

405, 123 Arabian Drive
Fort McMurray, Alberta

MLS # A2163265



\$139,888

Division:	Prairie Creek		
Type:	Residential/Four Plex		
Style:	3 Storey		
Size:	1,378 sq.ft.	Age:	2002 (22 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt

Basement: None

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Closet Organizers, Laminate Counters, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 510

LLD: -

Zoning: R3

Utilities: -

Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings

SEEING IS BELIEVING! GREAT PRICE FOR A TOWNHOUSE WITH A GARAGE! Located in Beautiful Prairie Creek a wonderful community for those who like the outdoors, easy access for quadding and skidooing and quick access to the Vista Ridge ski hill and YMM International airport. This home offers a spacious main level with large kitchen with garden door to your BBQ deck. Then a bright living room with corner gas fireplace. Main floor laundry and powder room. Upstairs 2 large bedrooms with vaulted ceilings and a full bathroom. The almost fully developed basement area has a great area for a rec room or an additional bedroom with its own separate entrance to your yard. This home is in great condition at a fantastic price and IMMEDIATE POSSESSION.. Call today to schedule your showing.