

\$145,000 - 105, 123 Arabian Drive, Fort McMurray

MLS® #A2219866

\$145,000

2 Bedroom, 2.00 Bathroom, 1,376 sqft

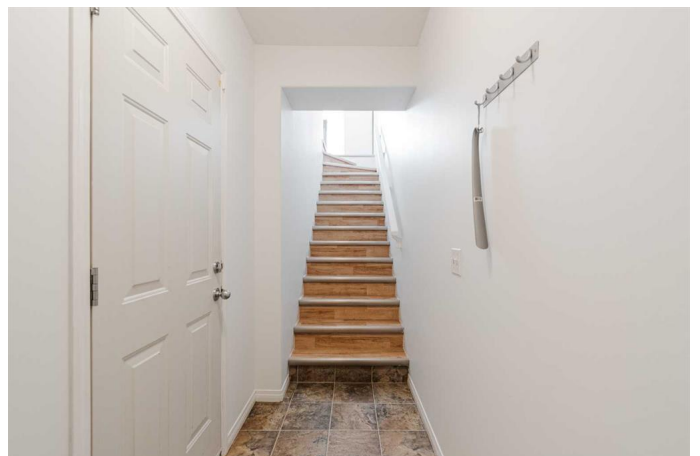
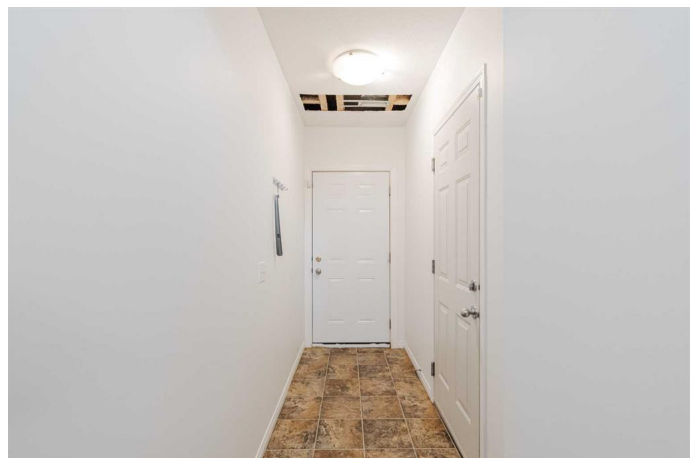
Residential on 0.00 Acres

Prairie Creek, Fort McMurray, Alberta

Welcome to 123 Arabian Drive #105; this 2-bedroom, 1.5-bathroom move-in ready townhouse condo, perfectly suited for small families, empty nesters, or busy commuters. This home is truly turn-key – all you need to do is unpack and enjoy! Step inside to find a large eat-in kitchen with loads of cabinet space, main floor laundry, and a deck that's just waiting for those summer BBQs. The living room is anchored by a corner natural gas fireplace, creating the perfect cozy spot to unwind after a long day.

The real standout? A heated rear flex room that brings so much versatility to the space. Whether you need a home office, gym, or playroom, this bright and open area is ready to adapt to your lifestyle. It also has direct access to the fully developed single-attached garage, making storage and winter parking a breeze.

Located in the quiet, friendly neighbourhood of Prairie Creek in Fort McMurray's south end, this home boasts quick access to Highways 69 and 63, making it ideal for easy commutes. You're just minutes away from some of Fort McMurray's best amenities, including the Fort McMurray International Airport, Points West Trail System, Vista Ridge All Seasons Park, Clearwater Horse Club, the educational Oilsands Discovery Centre, and the Rotary Links Golf Course. Gregoire is right next door, so shopping, dining, and everyday conveniences are always within reach.



Prairie Creek offers the best of both worlds: a small-community feel with all the perks of vibrant downtown living just a short drive away. Move-in ready, beautifully maintained, and full of potentialâ€”your new home awaits. Schedule your tour today!

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Built in 2002

Essential Information

| | |
|--------|-----------|
| MLS® # | A2219866 |
| Price | \$145,000 |

| | |
|----------------|---------------|
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,376 |
| Acres | 0.00 |
| Year Built | 2002 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 105, 123 Arabian Drive |
| Subdivision | Prairie Creek |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9H 5N9 |

Amenities

| | |
|----------------|---|
| Amenities | Snow Removal, Trash |
| Parking Spaces | 2 |
| Parking | Driveway, Front Drive, Garage Faces Front, Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows |
| Appliances | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Basement | None |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony, BBQ gas line |
| Lot Description | Back Yard, Level, Low Maintenance Landscape, Few Trees |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 8th, 2025 |
| Days on Market | 58 |
| Zoning | R3 |

Listing Details

| | |
|----------------|----------------------------------|
| Listing Office | The Agency North Central Alberta |
|----------------|----------------------------------|

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