

# \$243,000 - 10, 200 Arabian Drive, Fort McMurray

MLS® #A2269604

**\$243,000**

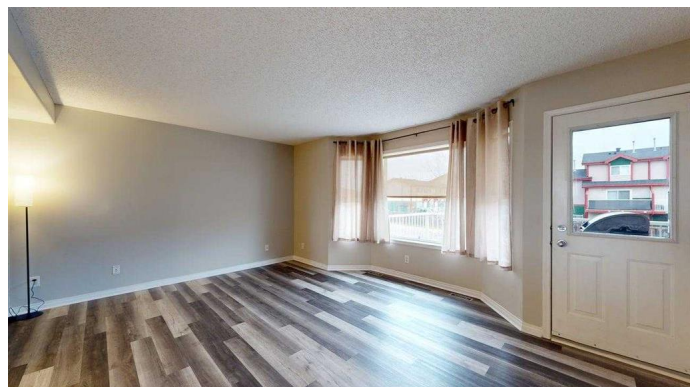
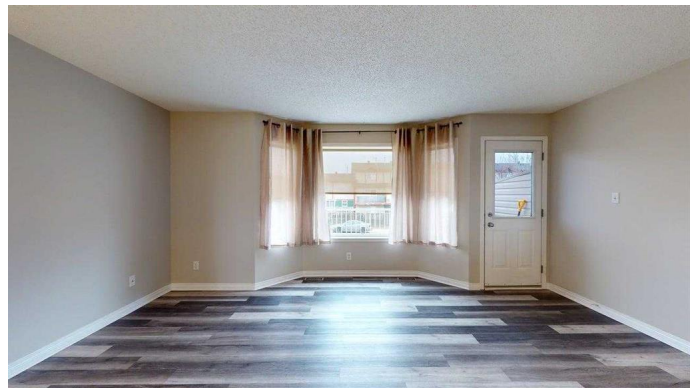
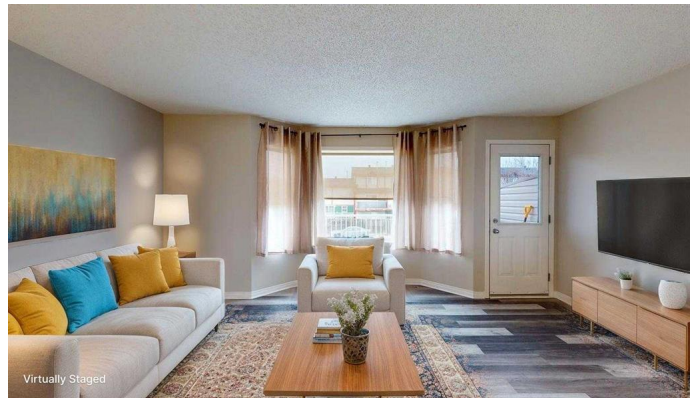
3 Bedroom, 4.00 Bathroom, 1,698 sqft

Residential on 0.00 Acres

Prairie Creek, Fort McMurray, Alberta

HOME SWEET HOME! Tucked away in the quiet community of PRAIRIE CREEK, this warm and welcoming home is ready for you to move right in. From the moment you arrive, you'll appreciate the convenience of your ATTACHED GARAGE and ADDITIONAL PARKING. Step inside to a BRIGHT and AIRY main floor that has been FRESHLY PAINTED and filled with NATURAL LIGHT. The open-concept living room and eat-in kitchen offer great flow, with LAMINATE FLOORING (2020), STAINLESS STEEL APPLIANCES (including a 2-year-old fridge), and plenty of counter space for cooking and entertaining. A convenient 2-PIECE BATHROOM is also located on this level. Upstairs, you'll find two SPACIOUS BEDROOMS. The primary bedroom features TWO CLOSETS and a 3-PIECE ENSUITE with a DOUBLE SHOWER. The 2nd bedroom is also a generous size with a DOUBLE CLOSET, and is just steps away from the 4 piece main bathroom. The laundry is thoughtfully located on this floor as well, complete with a NEW WASHER AND DRYER (2025)!

The FULLY FINISHED BASEMENT adds even more value with BRAND NEW FLOORING, its OWN ENTRANCE, 3-PIECE BATHROOM, and WET BAR – a fantastic family room, guest space, or potential rental opportunity. Enjoy the outdoors on your BALCONY with GAS BBQ HOOK-UP. And stay comfortable year-round with CENTRAL AIR



CONDITIONING and HOT WATER ON DEMAND.

Recent updates by the condo association include NEW SHINGLES and repairs to the front support beam, offering peace of mind for years to come.

All that's left to do is move in and enjoy!

Built in 2005

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2269604      |
| Price          | \$243,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,698         |
| Acres          | 0.00          |
| Year Built     | 2005          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 10, 200 Arabian Drive |
| Subdivision | Prairie Creek         |
| City        | Fort McMurray         |
| County      | Wood Buffalo          |
| Province    | Alberta               |
| Postal Code | T9H 5S2               |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | Other                                                   |
| Parking Spaces | 2                                                       |
| Parking        | Front Drive, Garage Faces Front, Single Garage Attached |
| # of Garages   | 1                                                       |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Bar, Closet Organizers, Laminate Counters, Separate Entrance, Tankless Hot Water |
| Appliances        | See Remarks                                                                      |
| Heating           | Forced Air                                                                       |
| Cooling           | Central Air                                                                      |
| # of Stories      | 3                                                                                |
| Has Basement      | Yes                                                                              |
| Basement          | Full                                                                             |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Balcony, BBQ gas line              |
| Lot Description   | Back Yard                          |
| Roof              | Shingle                            |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 7th, 2025 |
| Days on Market | 11                 |
| Zoning         | DC-R3              |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | People 1st Realty |
|----------------|-------------------|

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