

# \$259,000 - 104 Arabian Drive, Fort McMurray

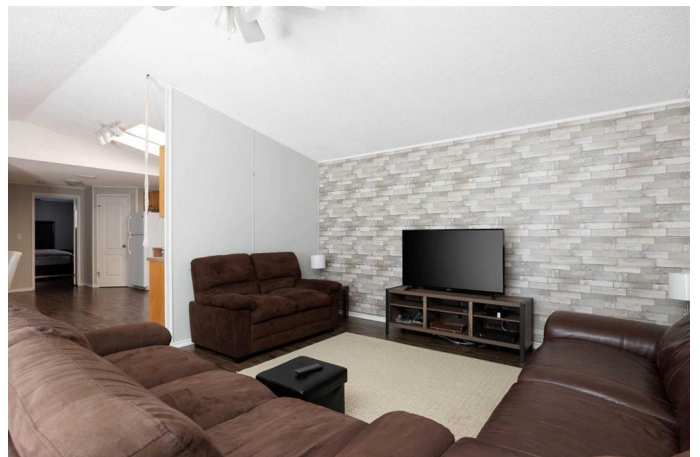
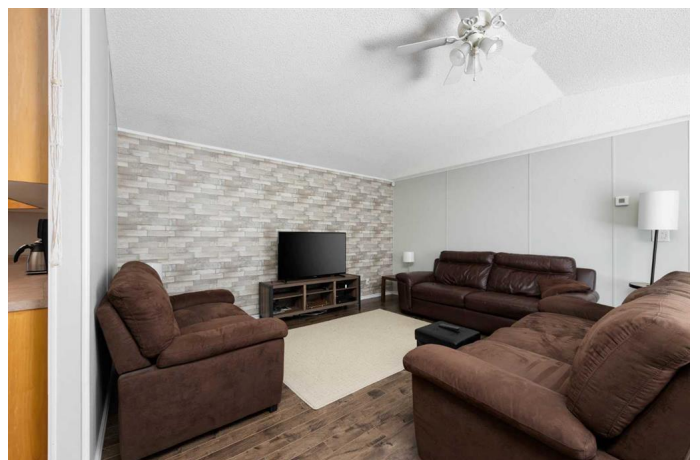
MLS® #A2125168

**\$259,000**

3 Bedroom, 2.00 Bathroom, 1,505 sqft  
Residential on 0.11 Acres

Prairie Creek, Fort McMurray, Alberta

1504 SF 3 BEDROOM, 2 BATHROOM HOME WITH BONUS ROOM AND LARGE PORCH. A loved and cared-for detached home in pristine condition with NO CONDO FEES. This beautiful home has an open floor plan and is furnished throughout. The large and bright kitchen is fully equipped boasting a walk-in pantry, tonnes of cabinets, a built-in china cupboard, two skylights, and an oversized dining area. Lovely wood flooring in this no-carpet home. The spacious master bedroom is host to a 4pc en-suite bathroom with jetted tub and walk-in closet. Two additional bedrooms, 4 pc bathroom a bonus room which provides a private sitting area. Updated Shingles (2016), Newer Hot Water Tank, Central A/C, upgraded skirting. Large built-in porch can be finished for extra living space, deck and yard with a fire pit and concrete pad. Located in Prairie Creek on the south side of Fort Murray. This small and friendly neighbourhood backs a quiet and peaceful horse pasture and pond. Residents enjoy the most direct access to Highway 69 and 63. Just a hop skip and a jump to many to surrounding amenities such as the Fort McMurray International Airport, Points West Trail system, Vista Ridge All Seasons Park, Clearwater Horse Club, the educational Oilsands Discovery Centre and the planned Rotary Links Golf Course. Adjacent to Gregoire where amenities restaurants and shopping can be easily accessed. Prairie Creek is just minutes from all that Vibrant



Downtown has to offer.

Built in 2001

### **Essential Information**

MLS® #	A2125168
Price	\$259,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,505
Acres	0.11
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Mobile
Status	Active

### **Community Information**

Address	104 Arabian Drive
Subdivision	Prairie Creek
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5K4

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Jetted Tub, Pantry, See Remarks, Skylight(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

### **Exterior**

Exterior Features	Balcony
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	See Remarks

### **Additional Information**

Date Listed	April 22nd, 2024
Days on Market	323
Zoning	RMH

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
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