



## 123 Arabian Drive Fort McMurray Alberta

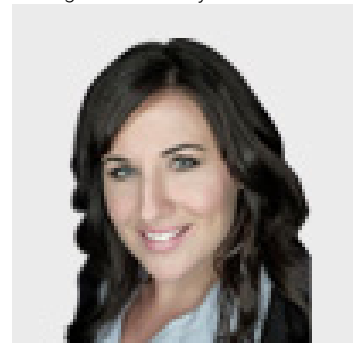
\$139,900

Lovely and spacious 3 bedroom/2.5 bathroom townhouse condominium. The layout is perfect for a small family, empty nester or commuters. Features include main floor laundry, a huge eat-in kitchen with tons of cabinets and a deck for those summer BBQs. Corner natural gas fireplace in the spacious living room. FULLY DEVELOPED large rear heated flex room with that can be used as a 3rd bedroom and three-piece bathroom attached to the fully developed, single-attached garage. Lovely private fenced yard. This home is located in the South end of Fort McMurray in the small, friendly neighbourhood of Prairie Creek which 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 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. AMAZING OPPORTUNITY to own your own home. This makes a great starter home or for investment. (id:6769)

2pc Bathroom 3.00 Ft x 7.25 Ft  
Dining room 7.08 Ft x 13.58 Ft  
Kitchen 7.00 Ft x 13.67 Ft  
Living room 14.08 Ft x 15.92 Ft  
4pc Bathroom 5.08 Ft x 7.92 Ft  
Bedroom 11.75 Ft x 10.75 Ft

Primary Bedroom 11.75 Ft x 12.83 Ft  
3pc Bathroom 7.67 Ft x 7.08 Ft  
Recreational, Games room 14.00 Ft x 14.00 Ft  
Storage 3.25 Ft x 5.92 Ft  
Furnace 2.08 Ft x 4.67 Ft

Listing Presented By:



Originally Listed by:  
COLDWELL BANKER UNITED

<http://www.theloregroup.com/>

**RE/MAX**

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