

# **\$244,900 - 6, 200 Arabian Drive, Fort McMurray**

MLS® #A2227849

**\$244,900**

3 Bedroom, 3.00 Bathroom, 1,250 sqft

Residential on 0.00 Acres

Prairie Creek, Fort McMurray, Alberta

Click brochure link for more details. Clean,  
Bright 3-Bedroom, 3-Level Townhouse Condo

This well-maintained townhouse condo offers natural light and spacious living in a quiet, desirable neighborhood. Property Highlights:  
3 Bedrooms | 3 Bathrooms (one on each floor)

-Built in 2005

-Single-car garage

-Four stainless steel appliances (new refrigerator & microwave â€” 2024)

-Open-concept layout with spacious kitchen & plenty of cupboard space

-Patio off living room

Click flooring in basement and main floor;  
carpeted bedrooms

-Herb wood flooring in living room

-Finished basement with private entrance, laundry, kitchenette, bathroom, and covered patio â€” ideal for potential development of an in-law suite or bachelor suite (subject to approvals and permitting by the municipality)

Additional Features:

-Transit and site busing just 1â€”2 minutes away

-Walking distance to park

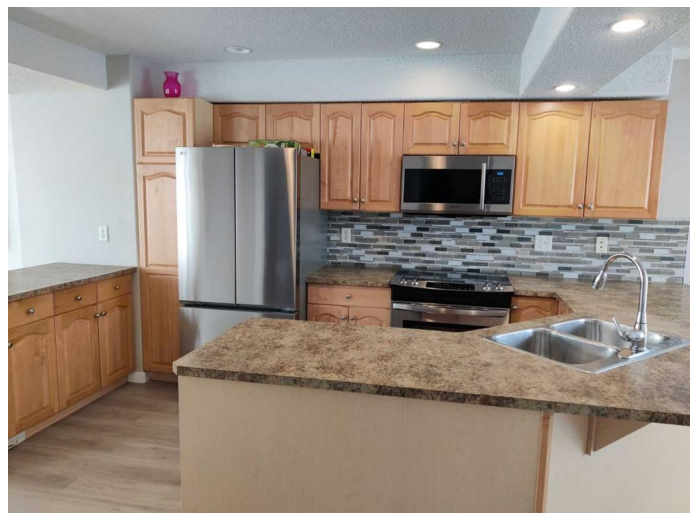
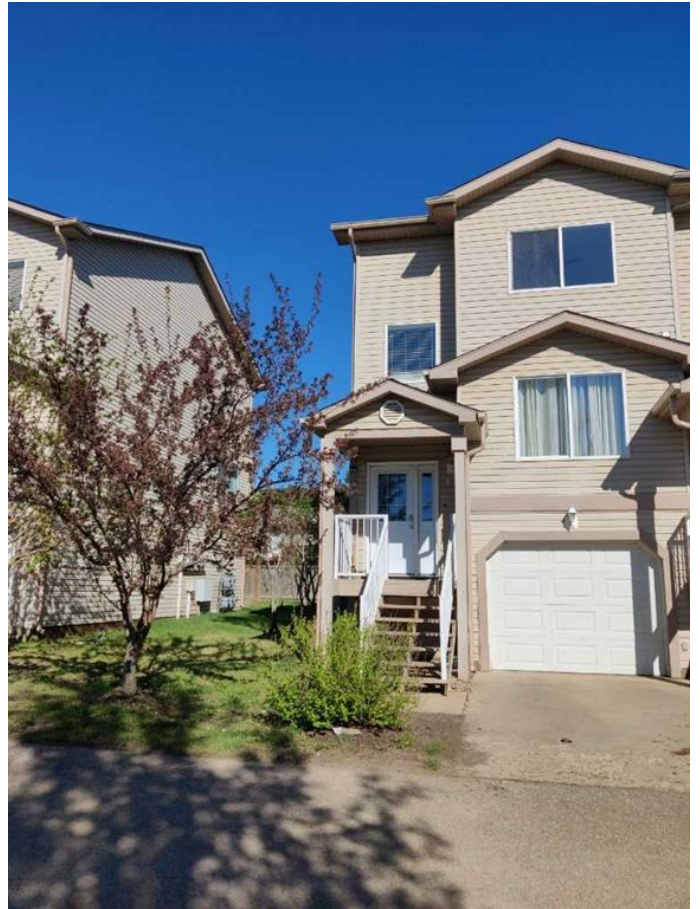
-ATV off-road accessible â€” no trailering required

-Only 10 minutes to downtown shopping

Condo fees include:

Winter and summer parking lot & lawn maintenance

Daily garbage disposal



Built in 2005

### Essential Information

MLS® #	A2227849
Price	\$244,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,250
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	6, 200 Arabian Drive
Subdivision	Prairie Creek
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5S2

### Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Central Vacuum, Smart Home
Appliances	Electric Stove, Microwave, Refrigerator, Electric Oven
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Finished, Full
<b>Exterior</b>	
Exterior Features	None
Lot Description	Corner Lot, Fruit Trees/Shrub
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 16th, 2025
Days on Market	59
Zoning	DC-R3

### Listing Details

Listing Office	Honestdoor Inc.
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