

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

MLS® #A2269604

\$243,000

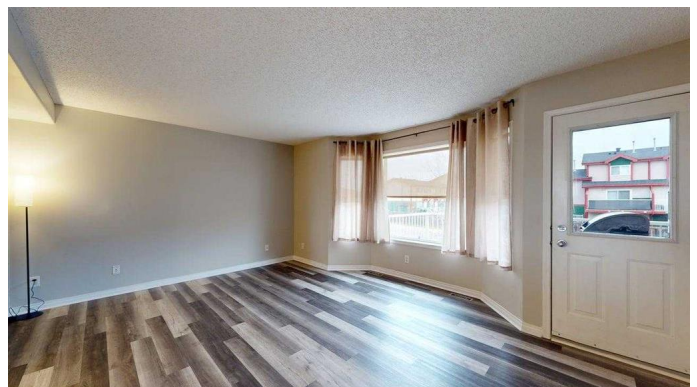
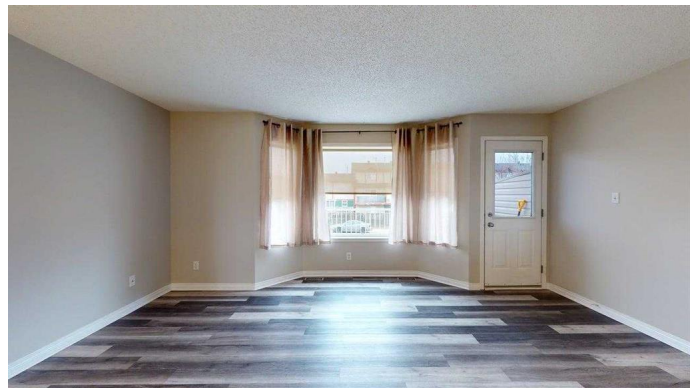
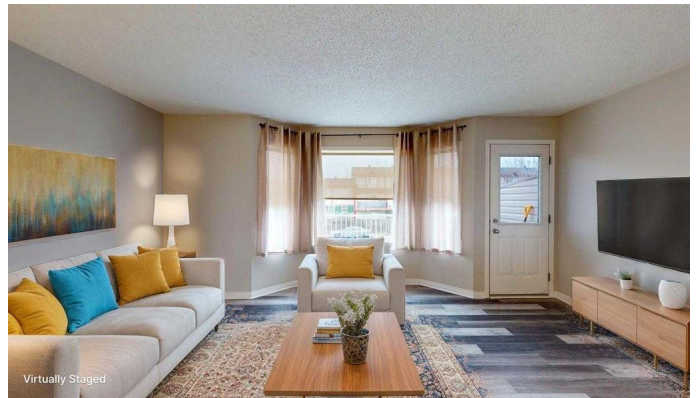
3 Bedroom, 4.00 Bathroom, 1,698 sqft

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	3
Zoning	DC-R3

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.