

\$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

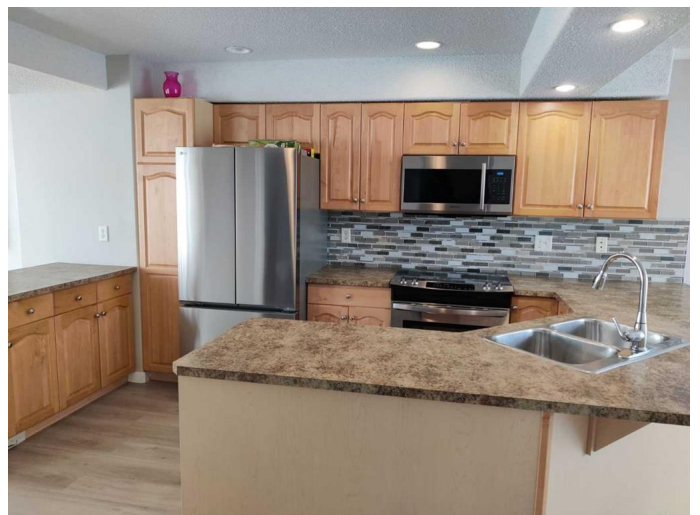
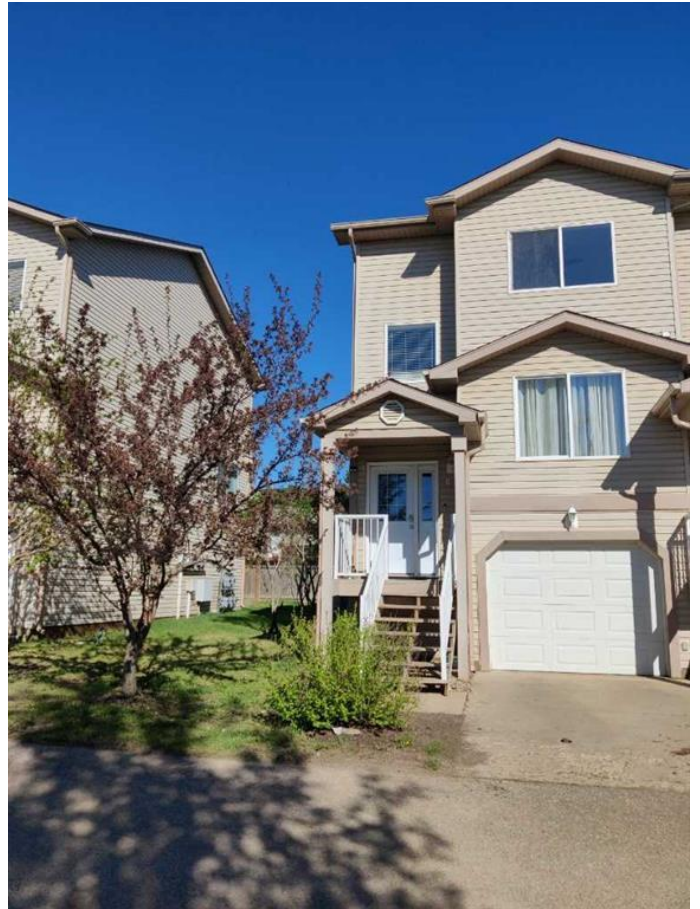
-ATV off-road accessible â€” no trailering required

-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
Exterior	
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	142
Zoning	DC-R3

Listing Details

Listing Office	Honestdoor Inc.
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.