

# \$139,900 - 609, 201 Arabian Drive, Fort McMurray

MLS® #A2262558

**\$139,900**

2 Bedroom, 2.00 Bathroom, 1,432 sqft

Residential on 0.00 Acres

Prairie Creek, Fort McMurray, Alberta

Welcome to #609-201 Arabian This freshly painted and well-maintained townhouse offers a smart, functional layout across three levels. The entry level features a single attached garage with plenty of extra storage space at the back, perfect for bikes, tools, or seasonal items. Up on the main floor, youâ€™ll find a bright kitchen and dining area with access to your balcony, a great spot for your morning coffee, along with in-suite laundry and a comfortable living room complete with a cozy gas fireplace. The top floor offers two spacious bedrooms and a four-piece main bathroom, providing both comfort and convenience. Whether youâ€™re a first-time buyer or seeking a great investment opportunity, this home checks all the boxes. Ideally located just a short drive to the airport, playgrounds, and shopping, This property combines comfort, value, and accessibility. Call now for your private viewing!

Built in 2005

## Essential Information

MLS® #	A2262558
Price	\$139,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,432
Acres	0.00



Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	609, 201 Arabian Drive
Subdivision	Prairie Creek
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5R5

### Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Central Vacuum, Laminate Counters, Vinyl Windows, See Remarks
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Other
Foundation	Poured Concrete

### Additional Information

Date Listed	October 9th, 2025
Days on Market	1
Zoning	R3

**Listing Details**

Listing Office	ROYAL LEPAGE BENCHMARK
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