

# \$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)

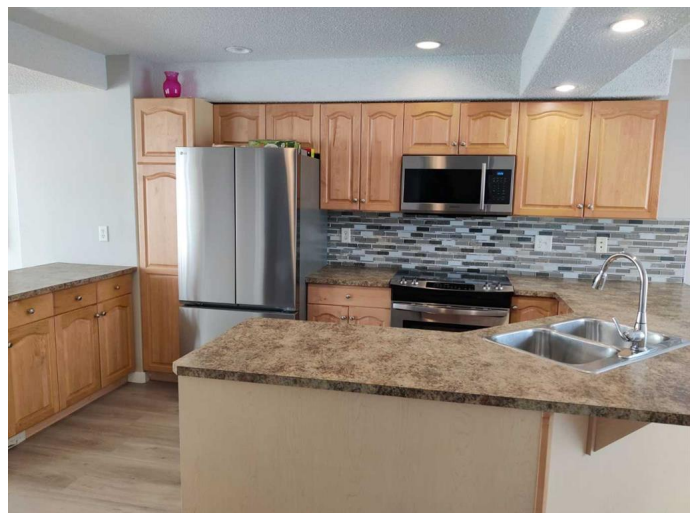
Additional Features:

- 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	85
Zoning	DC-R3

**Listing Details**

Listing Office	Honestdoor Inc.
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