

# \$145,000 - 105, 123 Arabian Drive, Fort McMurray

MLS® #A2219866

**\$145,000**

2 Bedroom, 2.00 Bathroom, 1,376 sqft

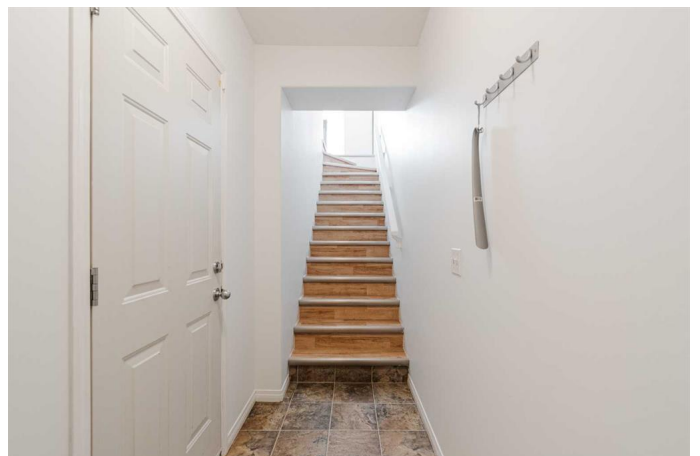
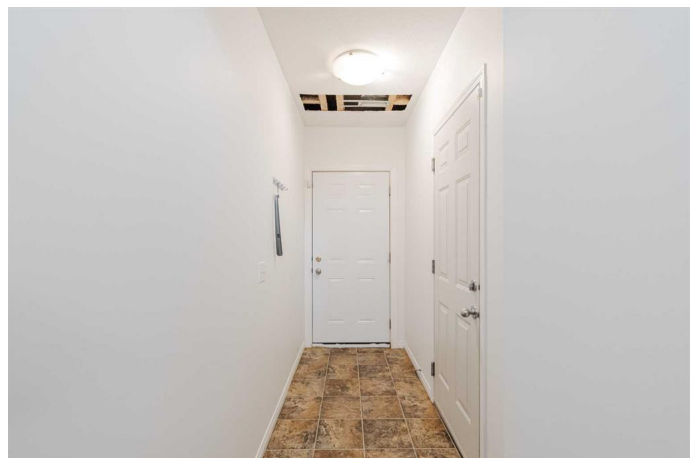
Residential on 0.00 Acres

Prairie Creek, Fort McMurray, Alberta

Welcome to 123 Arabian Drive #105; this 2-bedroom, 1.5-bathroom move-in ready townhouse condo, perfectly suited for small families, empty nesters, or busy commuters. This home is truly turn-key – all you need to do is unpack and enjoy! Step inside to find a large eat-in kitchen with loads of cabinet space, main floor laundry, and a deck that's just waiting for those summer BBQs. The living room is anchored by a corner natural gas fireplace, creating the perfect cozy spot to unwind after a long day.

The real standout? A heated rear flex room that brings so much versatility to the space. Whether you need a home office, gym, or playroom, this bright and open area is ready to adapt to your lifestyle. It also has direct access to the fully developed single-attached garage, making storage and winter parking a breeze.

Located in the quiet, friendly neighbourhood of Prairie Creek in Fort McMurray's south end, this home boasts quick access to Highways 69 and 63, making it ideal for easy commutes. You're just minutes away from some of Fort McMurray's best amenities, including the Fort McMurray International Airport, Points West Trail System, Vista Ridge All Seasons Park, Clearwater Horse Club, the educational Oilsands Discovery Centre, and the Rotary Links Golf Course. Gregoire is right next door, so shopping, dining, and everyday conveniences are always within reach.



Prairie Creek offers the best of both worlds: a small-community feel with all the perks of vibrant downtown living just a short drive away. Move-in ready, beautifully maintained, and full of potentialâ€”your new home awaits. Schedule your tour today!

The real standout? A heated rear flex room that brings so much versatility to the space. Whether you need a home office, gym, or playroom, this bright and open space is ready to adapt to your lifestyle. It also has direct access to the fully developed single-attached garage, making storage and winter parking a breeze.

Located in the quiet, friendly neighbourhood of Prairie Creek in Fort McMurray's south end, this home boasts quick access to Highways 69 and 63, making it ideal for easy commutes.

Youâ€™re just minutes away from some of Fort McMurray's best amenities, including the Fort McMurray International Airport, Points West Trail System, Vista Ridge All Seasons Park, Clearwater Horse Club, the educational Oilsands Discovery Centre, and the family friendly Rotary Links Golf Course. Gregoire is right next door, so shopping, dining, and everyday conveniences are always within reach.

Prairie Creek offers the best of both worlds: a small-community feel with all the perks of vibrant downtown living just a short drive away. Schedule your tour today!

Built in 2002

### **Essential Information**

MLS® #	A2219866
Price	\$145,000

Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,376
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	105, 123 Arabian Drive
Subdivision	Prairie Creek
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5N9

### Amenities

Amenities	Snow Removal, Trash
Parking Spaces	2
Parking	Driveway, Front Drive, Garage Faces Front, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Yard, Few Trees, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 8th, 2025
Days on Market	45
Zoning	R3

**Listing Details**

Listing Office	The Agency North Central Alberta
----------------	----------------------------------

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.