\$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'II 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'II 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 â€" 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 1

Zoning DC-R3

Listing Details

Listing Office People 1st Realty

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