

\$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, you'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 you'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	Laminate Counters, See Remarks, Vinyl Windows, Central Vacuum
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	Other, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2025
Days on Market	19
Zoning	R3

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
----------------	------------------------



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.