

**105, 123 Arabian Drive
Fort McMurray, Alberta****MLS # A2219866****\$145,000**

Division:	Prairie Creek		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,376 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Driveway, Front Drive, Garage Faces Front, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Few Trees, Level, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 387
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: n/a

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 potential—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

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