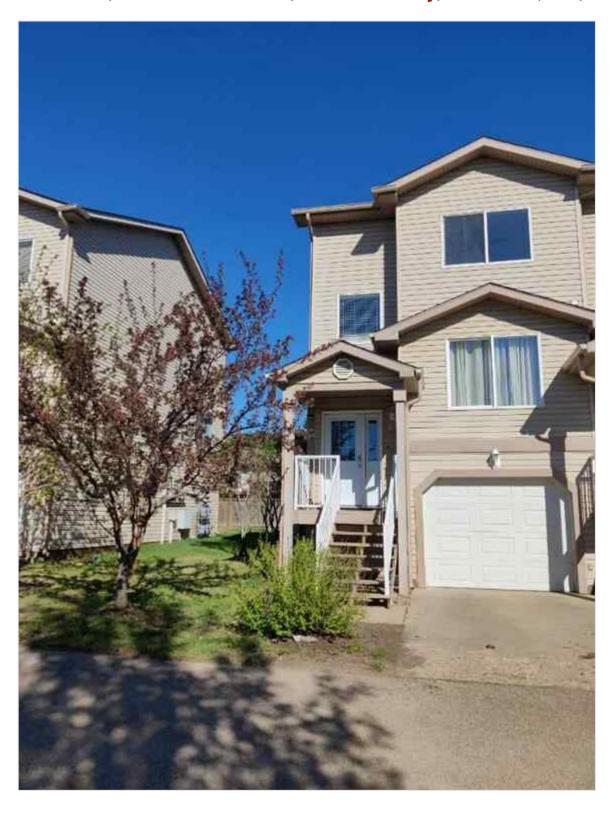


## 6, 200 Arabian Drive , Fort McMurray, Alberta - \$244,900





## **Property Description**

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 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 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 1-2 minutes away
- -Walking distance to park
- -ATV off-road accessible no trailering required
- -Only 10 minutes to downtown shopping

Condo fees include:

Winter and summer parking lot & lawn maintenance

Daily garbage disposal

## **REALTOR Referral**



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