



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



Photos
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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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