



THE
A-TEAM

**RE/MAX
FIRST**

201 ABASAND DRIVE #1327, Fort McMurray T9H 1L7

MLS® #: **A2104015**

Area: **Abasand**

Listing Date: **01/26/24**

List Price: **\$121,500**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$3k, 23-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Apartment

City/Town:

Fort McMurray

Year Built:

2017

Lot Information

Finished Floor Area

Abv Sqft:

951

Low Sqft:

Ttl Sqft:

951

Lot Sz Ar:

Lot Shape:

DOM

107

Layout

Beds:

3 (3)

Baths:

1.0 (1 0)

Style:

Apartment

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:

Baseboard

Heating:

Sewer:

Ext Feat:

None

Construction:

Vinyl Siding, Wood Frame

Flooring:

Carpet, Linoleum

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher, Electric Range, Range Hood, Refrigerator

Int Feat:

Laminate Counters, Storage

Utilities:

Room Information

Room

Kitchen

Bedroom

Dining Room

Bedroom

Level

Main

Main

Main

Main

Dimensions

7' 9" x 7' 9"

11' 1" x 7' 7"

8' 2" x 8' 1"

8' 7" x 8' 10"

Room

Living Room

Storage

Bedroom - Primary

4pc Bathroom

Level

Main

Basement

Main

Main

Dimensions

19' 4" x 12' 6"

6' 6" x 5' 3"

14' 3" x 9' 6"

9' 8" x 4' 7"

Legal/Tax/Financial

Condo Fee:

\$560

Title:

Fee Simple

Zoning:

R3

Legal Desc:	0022830	Fee Freq: Monthly	Remarks
Pub Rmks:	This 3-bedroom condo offers the perfect blend of comfort, and investment potential. Nestled in a prime location, this property offers some great possibilities. 3 bedrooms, large living room and modern white kitchen as just some of the features it has. Underground Heated Parking - say goodbye to those cold winter snow days. This 3-bedroom condo is not just a residence; it's an experience. Make this property your own. Schedule a viewing today to explore the possibilities		
Inclusions:	N/A		
Property Listed By:	EXP REALTY		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800



