



THE
A-TEAM

**RE/MAX
FIRST**

201 ABASAND Drive #1028, Fort McMurray T9J 1J1

MLS® #: **A2108335**

Area: **Abasand**

Listing Date: **02/20/24**

List Price: **\$129,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Fort McMurray**
Year Built: **2017**
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **949**
Low Sqft:
Ttl Sqft: **949**

DOM

89
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Other**
Park Feat: **Stall,Underground**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Freezer,Microwave,Stove(s),Window Coverings**
Int Feat: **Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	7`10" x 8`2"	Dining Room	Main	8`0" x 7`10"
Living Room	Main	19`5" x 14`4"	Bedroom	Main	8`1" x 11`1"
Bedroom - Primary	Main	17`0" x 10`11"	Walk-In Closet	Main	5`1" x 9`1"
4pc Bathroom	Main	4`10" x 8`1"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$560

Fee Simple

R3

Fee Freq:

Monthly

Legal Desc:

0022830

Remarks

Pub Rmks:

Welcome to 201 Abasand Drive #1028. This stunning 2-bedroom unit in The Pines at Wildwood Estates is a gem whether you're starting out or investing! Step into the spacious galley kitchen, boasting ample counter space and rich cabinetry. The kitchen flows seamlessly into the dining area, opening up to a bright 19-foot living room flooded with natural light from floor-to-ceiling windows. This space has access to the balcony outside, which makes it perfect for entertaining. The primary bedroom, spanning 17 feet, features walk-in closets, while the second bedroom offers generous space and storage. This unit also has a spacious 4-piece bathroom with a huge vanity. With beautiful views from every room and the balcony, this property offers an affordable yet exceptional ownership opportunity. Complete with an underground parking stall, this home is nestled in the picturesque Abasand area, just a short drive from Downtown and close to schools, outdoor amenities, walking trails, and more! Check out the photos, floor plan, and 3D tour, and call today to book your personal viewing.

Inclusions:

Refrigerator, Stove, Dishwasher, OTR Microwave, Freezer, and All Window Coverings. Portable air-conditioning units and furniture are negotiable.

Property Listed By:

ROYAL LEPAGE BENCHMARK

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





