



THE
A-TEAM

**RE/MAX
FIRST**

201 ABASAND Drive #334, Fort McMurray T9J 1L6

MLS®#: **A2109817**

Area: **Abasand**

Listing Date: **02/26/24**

List Price: **\$179,900**

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

Finished Floor Area

Abv Sqft:

929

Low Sqft:

Ttl Sqft:

929

Lot Sz Ar:

Lot Shape:

DOM

83

Layout

Beds:

3 (3)

Baths:

1.0 (1 0)

Style:

Apartment

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

Other

Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Boiler,Fireplace(s)**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete**
Flooring: **Carpet,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	8`9" x 5`0"
Bedroom	Main	7`2" x 12`7"
Foyer	Main	8`2" x 9`0"
Living Room	Main	14`11" x 14`1"
Storage	Main	4`11" x 5`1"

Room	Level	Dimensions
Bedroom	Main	7`3" x 12`7"
Dining Room	Main	7`4" x 9`0"
Kitchen	Main	7`7" x 7`0"
Bedroom - Primary	Main	10`10" x 13`6"

Legal/Tax/Financial

Condo Fee:
\$543

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **0022830**

Remarks

Pub Rmks: **Welcome to 334-201 Abasand Drive: This top-floor condo offers surprising spaciousness and comes fully furnished, meticulously maintained by its original owners since its reconstruction in 2016. With convenient in-suite laundry and heated underground parking, enjoy the comfort and convenience of your own home at an unbeatable price. Tucked away at the serene rear of Abasand, surrounded by natural beauty, 201 Abasand is a tranquil complex close to schools and scenic outdoor trails, offering breathtaking views of the river valley below. Step inside to discover a turnkey home boasting many desirable features beginning with the beautiful white kitchen complete with stainless steel appliances. The adjacent dining room and living area, featuring an upgraded corner electric fireplace and oversized windows, flood the space with natural light, creating an inviting ambiance. This home is host to three bedrooms and a four-piece bathroom, with laundry conveniently situated in the hallway, opposite the bedrooms. Offering immediate possession, this home is fully equipped with all furnishings included—tables, chairs, couches, and beds—making it effortlessly ready for you to enjoy. Condo fees include heat, water, and sewage, while the property includes a heated underground parking stall, with the option to lease a second stall if needed. Don't miss out on the opportunity to experience the comfort and convenience of condo living at its finest. Schedule your private tour today.**

Inclusions: **Stand up central air, window fans, fully furnished, 2 garage door openers.**

Property Listed By: **The Agency North Central Alberta**

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





