



THE
A-TEAM

**RE/MAX
FIRST**

201 ABASAND Drive #431, Fort McMurray T9J 1L4

MLS® #: **A2125790**

Area: **Abasand**

Listing Date: **04/24/24**

List Price: **\$164,900**

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:

940

Low Sqft:

Ttl Sqft:

940

Lot Sz Ar:

Lot Shape:

DOM

25

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: **Asphalt Shingle**

Heating: **Central**

Sewer:

Ext Feat: **Balcony**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Linoleum

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer

Int Feat:

No Animal Home,No Smoking Home,Storage

Utilities:

Room Information

Room

Bedroom - Primary

Level

Main

Dimensions

13`6" x 10`7"

Room

Bedroom

Level

Main

Dimensions

12`6" x 7`3"

Bedroom

Main

12`6" x 7`3"

4pc Bathroom

Main

0`0" x 0`0"

Laundry

Main

0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:

\$560

Title:

Fee Simple

Fee Freq:

Monthly

Zoning:

R3

Legal Desc:

0022830

Remarks

Pub Rmks:	Step into this stunning 3-bedroom, 1-bathroom CORNER apartment boasting a heated underground parking spot. Built in 2017, this remarkable property offers the perfect blend of contemporary design and affordability. As you enter, you're greeted by a spacious living area featuring a cozy corner fireplace and expansive windows bathing the space in natural light. The kitchen is equipped with sleek stainless steel appliances, modern cabinetry, and a beautiful backsplash. Convenience is key with in-unit laundry and a generously sized storage room right beside it. Don't miss out on the opportunity to call it home.
Inclusions:	N/A
Property Listed By:	EXP REALTY

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





