



THE
A-TEAM

**RE/MAX
FIRST**

201 ABASAND Drive #1330, Fort McMurray T9J 1J1

MLS® #: **A2151731**

Area: **Abasand**

Listing Date: **07/31/24**

List Price: **\$139,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
Sub Type: **Fort McMurray**
City/Town: **Fort McMurray**
Year Built: **2017**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **946**
Low Sqft:
Ttl Sqft: **946**

DOM

49
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Other**
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Refrigerator, Stove(s)**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	7`10" x 8`2"
Living Room	Main	19`5" x 12`6"
Bedroom	Main	13`5" x 7`8"
4pc Bathroom	Main	4`9" x 9`11"

Room	Level	Dimensions
Dining Room	Main	8`0" x 8`2"
Bedroom	Main	10`11" x 8`10"
Bedroom - Primary	Main	14`7" x 9`6"
2pc Bathroom	Main	5`3" x 6`7"

Legal/Tax/Financial

Condo Fee:
\$645

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **0022830**

Remarks

Pub Rmks: **Welcome to 201 Abasand Drive #1330. This gorgeous 3-bedroom unit in The Aspens at Wildwood Estates is a true gem, perfect for first-time homeowners or savvy investors! Nestled in the picturesque Abasand area, this property offers a unique blend of comfort, convenience, and style. As you enter the unit, you are welcomed by a spacious galley kitchen with ample counter space and rich cabinetry. The kitchen flows seamlessly into the dining area, making meal preparation and entertaining a breeze. The living room is filled with natural light from floor-to-ceiling windows and provides easy access to the balcony. This creates a perfect flow for entertaining guests or simply relaxing while enjoying the view. There is also an electric fireplace to set a cozy ambiance. This unit features 3 generously sized bedrooms, each offering comfort and ample space for relaxation. There is a 4-piece bathroom right across the primary bedroom. In addition to this, there is another 2-piece bathroom for your convenience. Complete with an assigned parking stall, this home offers convenience and peace of mind for residents and guests. Located just a short drive from downtown, this home is close to schools, outdoor amenities, walking trails, and more, providing an affordable yet exceptional ownership opportunity. Don't miss your chance to own this fantastic home and call today to book your personal viewing.**

Inclusions: **Refrigerator, Stove and Dishwasher**
Property Listed By: **ROYAL LEPAGE BENCHMARK**

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