



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**201 ABASAND Drive #332, Fort McMurray T9J 1L6**

MLS®#: **A2156413**      Area: **Abasand**      Listing Date: **08/08/24**      List Price: **\$169,900**  
 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:

Access:

Lot Feat:  
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **992**  
 Low Sqft:  
 Ttl Sqft: **992**

DOM

**41**  
Layout  
 Beds: **3 (3 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt**  
 Heating: **Combination,Natural Gas**  
 Sewer: **Sewer**  
 Ext Feat: **Lighting**

Construction: **Other**  
 Flooring: **Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`5" x 8`4"</b>	<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>20`0" x 16`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`0" x 11`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>6`6" x 5`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`0" x 10`0"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Condo Fee: **\$543**      Title: **Fee Simple**      Zoning: **R3**

Fee Freq:  
**Monthly**

Legal Desc: **0022830**

Remarks

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Pub Rmks: **CALLING ALL SAVVY BUYERS! Welcome to 332 - 201 Abasand Dr. Are you looking for a TURNKEY Property that won't break the bank? Come checkout this beautiful condo/apt bungalow style 3 bedrooms, 1 full bath unit that has been upgraded with vinyl plank flooring, corner fireplace, beautiful galley kitchen with 2 fridges, and a FURNISHED unit that is PERFECT for commuters and those just starting out! Nestled in Abasand only minutes to downtown and the hospital, and highway 63 to get to the plants sites or head south out of town! Abasand is home to trails, valley views and so much more! CALL TODAY TO VIEW!**

Inclusions: **Fridge x 2, dishwasher, washer/dryer, stove, all furnishings, all window blinds, excluding any tenant personal items.**

Property Listed By: **RE/MAX FORT MCMURRAY**

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