



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**201 ABASAND Drive #635, Fort McMurray T9J1L2**

MLS® #: **A2157487**

Area: **Abasand**

Listing Date: **08/13/24**

List Price: **\$155,000**

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**

Finished Floor Area  
Abv Sqft: **964**  
Low Sqft:  
Ttl Sqft: **964**

DOM

**99**  
Layout  
Beds: **3 (3 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Guest, Underground**

Utilities and Features

Roof:  
Heating: **Baseboard, Fireplace(s)**  
Sewer:  
Ext Feat: **Other**

Construction: **Mixed**  
Flooring: **Carpet**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings**  
Int Feat: **Closet Organizers**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`5" x 14`3"	Kitchen	Main	6`11" x 7`7"
4pc Bathroom	Main	0`0" x 0`0"	Bedroom - Primary	Main	10`10" x 13`10"
Bedroom	Main	7`3" x 12`10"	Bedroom	Main	7`3" x 12`10"

Legal/Tax/Financial

Condo Fee:  
**\$624**

Title: **Fee Simple**  
Fee Freq:

Zoning: **R3**

**Monthly**

Legal Desc: **0022830**

Remarks

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Pub Rmks: **Welcome to Wildwood Estates! 635-201 Abasand Drive is a condo that's move-in ready, just pack your bags and load up your furniture! This 3 bedroom condo is on the TOP FLOOR with private access through the exterior. It comes with 5 high-end appliances, a 4-piece bathroom and in-suite laundry. As an added bonus, this unit comes with underground heated parking that you access through a heated stairwell just outside of your front door - a great feature for these cold winter months! The gas fireplace nestled in the corner of the living room is sure to keep you cozy too. In the summer, enjoy the HUGE balcony accessed through the garden doors off of your living room and take in the gorgeous views. This home has a neutral colour palate throughout, ready for your creativity. Located in the desirable neighbourhood of Abasand, it's situated close to walking trails, schools, transit and more. Condo fees include heat, water, insurance, common area maintenance, garbage & snow removal. Come see this affordable home today!**

Inclusions: **N/A**

Property Listed By: **3% REALTY FORT MCMURRAY**

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