



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**201 ABASAND Drive #338, Fort McMurray T9J 1L6**

MLS® #: **A2167591**

Area: **Abasand**

Listing Date: **09/20/24**

List Price: **\$154,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment**  
Sub Type: **Fort McMurray  
2017**

Lot Information

City/Town:  
Year Built:  
Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **942**  
Low Sqft:  
Ttl Sqft: **942**

DOM

**63**  
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:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **None**

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

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

Room Information

Room	Level	Dimensions
Living Room	Main	7'3" x 18'1"
Kitchen	Main	6'11" x 7'7"
Bedroom - Primary	Main	13'7" x 10'9"
Bedroom	Main	12'7" x 7'3"

Room	Level	Dimensions
Dining Room	Main	7'0" x 18'1"
3pc Bathroom	Main	5'0" x 9'2"
Bedroom	Main	12'7" x 7'3"

Legal/Tax/Financial

Condo Fee:  
**\$560**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R3**

Legal Desc: **0022830**

Remarks

Pub Rmks: **Welcome to 201 Abasand Drive #338! This 3-bedroom, 1-bathroom TOP floor END unit condo offers spectacular views at an unbeatable price. It's the perfect place to call home or seize as an investment opportunity in the ideal Abasand location. The unit boasts modern finishes, including an acrylic ice fireplace, a cozy living space, and a stylish kitchen with espresso cabinets, ambient lighting, and a full backsplash. The open layout makes it great for entertaining, and there's also in-suite laundry and a storage room. Plus, you'll have access to secure underground parking. This home is ready for new owners, so call now to book your private viewing!"**

Inclusions: **fridge, stove, dishwasher, washer dryer**  
Property Listed By: **ROYAL LEPAGE BENCHMARK**

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









