



THE
A-TEAM

**RE/MAX
FIRST**

201 ABASAND Drive #525, Fort McMurray T9J 1L6

MLS® #: **A2170518**

Area: **Abasand**

Listing Date: **10/03/24**

List Price: **\$145,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **1,025**
Low Sqft:
Ttl Sqft: **1,025**

DOM

19
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking
Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Few Trees,Landscaped,Street Lighting**
Park Feat: **Covered,Garage Door Opener,Heated Garage,Parkade,Secured**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Window Coverings**
Int Feat: **No Smoking Home,Pantry,See Remarks,Storage**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|----------|----------------|--------------|----------|--------------|
| Living Room | Main | 19`8" x 12`0" | Kitchen | Main | 11`0" x 6`0" |
| Dining Room | Main | 12`1" x 7`11" | 2pc Bathroom | Main | 7`8" x 6`1" |
| Bedroom - Primary | Basement | 13`1" x 10`11" | Bedroom | Basement | 13`1" x 7`4" |
| Bedroom | Basement | 13`0" x 7`5" | 4pc Bathroom | Basement | 5`9" x 7`7" |
| Storage | Basement | 6`4" x 3`2" | | | |

Legal/Tax/Financial

| | | | | | |
|------------|-------|-----------|------------|---------|----|
| Condo Fee: | \$595 | Title: | Fee Simple | Zoning: | R3 |
| | | Fee Freq: | Monthly | | |

Legal Desc: 0022830

Remarks

Pub Rmks: **525-201 Abasand Drive is for you ! With 3 bedrooms, 1.5 bath, main floor laundry and large deck off the front entrance this unit was built in 2017 and made even better than before.....now with heated, underground parking stall ! Great location and just a few minutes to downtown and walking trails throughout Abasand**

Inclusions: **N/A**

Property Listed By: **ALBERTA PROPERTY MANAGEMENT**

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



