



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: **Pending**

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

**49**  
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**



