



THE
A-TEAM

**RE/MAX
FIRST**

201 ABASAND Drive #1141, Fort McMurray T9J 1H9

MLS®#: **A2170561**

Area: **Abasand**

Listing Date: **10/02/24**

List Price: **\$129,900**

Status: **Pending**

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: **937**
Low Sqft:
Ttl Sqft: **937**

DOM

20
Layout
Beds: **2 (2)**
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: **Underground**

Utilities and Features

Roof: **Shingle**
Heating: **Baseboard,Hot Water**
Sewer:
Ext Feat: **Other**

Construction: **Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmr:

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s)**
Int Feat: **Closet Organizers,Elevator,Storage,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	0`0" x 0`0"	Bedroom - Primary	Main	16`10" x 10`10"
Bedroom	Main	8`1" x 10`2"	Living Room	Main	19`4" x 12`2"
Eat in Kitchen	Main	15`6" x 7`7"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$560

Fee Simple

R3

Fee Freq:

Monthly

Legal Desc: 0022830

Remarks

Pub Rmks: **Surrounded by the beautiful Borealis Forest, your new home awaits! This 2 bedroom condo is located in a secure building with an elevator and underground parking! Not only was this property rebuilt in 2017, it has had the flooring replaced throughout and the primary bedroom has not one, but TWO walk in closets! The galley style kitchen offers a good amount of storage and overlooks the dining room, which leads to the spacious living room with gas fire place! And as an added bonus, there is a balcony hidden behind a tree for extra privacy! It's the perfect place to call home! (some photos have been virtually staged)**

Inclusions: n/a
Property Listed By: **People 1st Realty**

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







