



THE
A-TEAM

**RE/MAX
FIRST**

201 ABASAND Drive #324, Fort McMurray T9J 1L6

MLS®#: **A2176617**

Area: **Abasand**

Listing Date: **10/31/24**

List Price: **\$139,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,028**
Low Sqft:
Ttl Sqft: **1,028**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

63
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

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

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

Kitchen Appl: **Built-In Refrigerator, Dishwasher, Electric Stove, Microwave, Washer/Dryer**
Int Feat: **Laminate Counters, Open Floorplan, Pantry, See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Lower	6`2" x 7`5"
Bedroom	Lower	13`0" x 7`4"
2pc Bathroom	Main	4`11" x 6`1"
Kitchen	Main	11`2" x 6`1"

Room	Level	Dimensions
Bedroom	Lower	13`0" x 7`3"
Bedroom - Primary	Lower	13`0" x 10`11"
Dining Room	Main	12`3" x 7`11"
Living Room	Main	19`8" x 12`0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$685

Fee Simple

R3

Fee Freq:
Monthly

Legal Desc: 0022830

Remarks

Pub Rmks: **Great Value !! In suite- Laundry! Assigned Underground parking Stall. This 1028 sq ft, 3 bedroom, 1 & 1/2 bath townhome is located in the quiet and established neighbourhood of Abasand. The unit features and open concept upper level with with large windows, carpet flooring white kitchen with closet pantry and quick access to a covered balcony. This property comes with 1 assigned underground parking stall #3-10! All Appliances included in the purchase! Condo Fees include WATER, HEAT, garage removal, exterior insurance and reserve fund contributions. This affordable condo is tucked away on the top side of Abasand. This property is a few minute drive to the convenient amenities of Downtown and walking distance to Father Beaugard and Ecole Boreal elementary school. Don't miss out on your opportunity to lock up this steal of a deal!**

Inclusions: **Refridgerator, Stove, Dishwasher, Washer, Dryer, Microwave**
Property Listed By: **ROYAL LEPAGE BENCHMARK**

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





