



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

Sub Type:

Apartment

City/Town:

Fort McMurray

Year Built:

2017

Finished Floor Area

Abv Sqft:

1,028

Low Sqft:

Ttl Sqft:

1,028

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

21

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	Room	Level	Dimensions
4pc Bathroom	Lower	6`2" x 7`5"	Bedroom	Lower	13`0" x 7`3"
Bedroom	Lower	13`0" x 7`4"	Bedroom - Primary	Lower	13`0" x 10`11"
2pc Bathroom	Main	4`11" x 6`1"	Dining Room	Main	12`3" x 7`11"
Kitchen	Main	11`2" x 6`1"	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





