



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**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:  
Lot Feat:  
Park Feat:

**Underground**

Finished Floor Area

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

DOM

**96**

Layout

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

Parking

Ttl Park: **1**  
Garage Sz:

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
<b>4pc Bathroom</b>	<b>Lower</b>	<b>6`2" x 7`5"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>13`0" x 7`4"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 6`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`2" x 6`1"</b>

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

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





