



THE
A-TEAM

**RE/MAX
FIRST**

201 ABASAND Drive #534, Fort McMurray T9J 1L6

MLS® #: **A2176768**

Area: **Abasand**

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

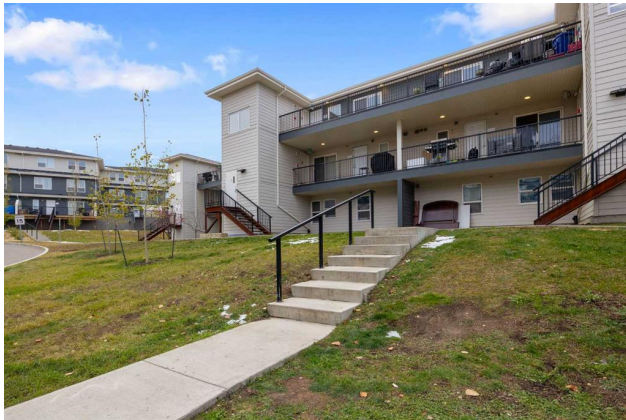
List Price: **\$123,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **942**
Low Sqft:
Ttl Sqft: **942**

Access:
Lot Feat:
Park Feat:

Underground

DOM

21
Layout
Beds: **3 (3)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt**
Heating: **Combination,Natural Gas**
Sewer: **Sewer**
Ext Feat: **Lighting**

Construction: **Other**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Range Hood,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`5" x 8`4"
Bedroom - Primary	Main	9`0" x 11`0"
Bedroom	Main	8`0" x 10`0"

Room	Level	Dimensions
Living/Dining Room Combination	Main	20`0" x 16`0"
Bedroom	Main	6`6" x 5`10"
4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$569

Title:
Fee Simple

Zoning:
R3

Legal Desc:	0022830	Fee Freq: Monthly	Remarks
Pub Rmks:	CALLING ALL SAVVY BUYERS! 3 Bedroom, 1 full bath, beautiful Moca color cabinets accented with white Subway Tile Backsplash and White Appliances this galley kitchen is sure to please! The inviting living room with fireplace is perfect to cozy up to and great for entertaining family and friends. Located in the popular neighborhood of Abasand Heights, this bungalow style condo makes the PERFECT Investment or Starter Home! Comes with one underground assigned parking stalls. Close to schools, bus route, hospital, downtown and shopping. CALL NOW TO BOOK YOUR PERSONAL TOUR! Condo fee includes heat, water, sewer, trash, insurance for the complex (common property) and exterior maintenance for the common areas.		
Inclusions:	N/A		
Property Listed By:	RE/MAX FORT MCMURRAY		

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



