



THE
A-TEAM

**RE/MAX
FIRST**

201 ABASAND Drive #816, Fort McMurray T9J1L3

MLS®#: **A2196289**

Area: **Abasand**

Listing Date: **02/24/25**

List Price: **\$175,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **1,125**
Low Sqft:
Ttl Sqft: **1,125**

DOM

1
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **Townhouse**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking
Ttl Park: **1**
Garage Sz:

Access:
Lot Feat: **Other**
Park Feat: **Parkade**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **None**
Flooring: **Carpet, Ceramic Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

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

Room Information

| Room | Level | Dimensions |
|---------------------|---------------|---------------------|
| 2pc Bathroom | Main | 6`1" x 5`11" |
| Kitchen | Main | 10`8" x 6`0" |
| 4pc Bathroom | Second | 5`9" x 7`6" |
| Bedroom | Second | 13`1" x 7`2" |

| Room | Level | Dimensions |
|--------------------------|---------------|-----------------------|
| Dining Room | Main | 7`6" x 11`9" |
| Living Room | Main | 12`2" x 11`9" |
| Bedroom | Second | 13`1" x 7`4" |
| Bedroom - Primary | Second | 13`1" x 10`11" |

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$705

Fee Simple

R3

Fee Freq:

Monthly

Legal Desc: **0022830**

Remarks

Pub Rmks: **Corner UNIT! Affordable Living! 3 Bedrooms! Enjoy townhome living in the quiet and desirable neighbourhood of Abasand! This 1023 sq ft, 3 bed, 1.5 bath, two storey townhome provides an ideal starter home or investment property! The main entryway has been upgraded With ceramic tile flooring. Enjoy an open concept main level that features cozy living room with light carpets, kitchen with white appliances, laminate counters and side pantry. The upper level features 3 bedroom and a 4 piece bathroom. Wildwood Estates is a great family community that is surrounded by river views, stunning trails, recreational vehicles , multiple playgrounds, and is close to all major bus routes. This unit is complete with in-suite laundry, 1 large storage room, and a large balcony off the front door. There is one (assigned) underground parking stall. Call now to schedule your private viewing!**

Inclusions: **Fridge. 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





