



THE
A-TEAM

**RE/MAX
FIRST**

201 ABASAND Drive #816, Fort McMurray T9J1L3

MLS® #: **A2196289**

Area: **Abasand**

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

List Price: **\$160,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$15k, 20-May**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,125**
Low Sqft:
Ttl Sqft: **1,125**

DOM

115
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **Townhouse**

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 an 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





