



THE
A-TEAM

**RE/MAX
FIRST**

201 ABASAND Drive #336, Fort McMurray t9J 1L3

MLS® #: **A2199914**

Area: **Abasand**

Listing Date: **03/06/25**

List Price: **\$144,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Stall,Underground

Finished Floor Area

Abv Sqft: **935**
Low Sqft:
Ttl Sqft: **935**

DOM

5

Layout

Beds: **3 (3)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Composite Siding**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Laminate Counters,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$543**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **R3**

Legal Desc: **0022830**

Remarks

Pub Rmks:

Introducing a charming and affordable living option in the heart of Abasand. A 1 level, top floor unit offers a comfortable and stylish lifestyle. Featuring three bedrooms and situated in a desirable location, this home is perfect for families or individuals seeking a convenient and cozy residence. Inside, you'll find a well-appointed full bathroom, ensuring convenience and privacy for residents. A storage room provides ample space for keeping your belongings organized, while the in-suite laundry facilities offer added convenience. The kitchen boasts stainless steel appliances and modern white cabinets, creating an elegant and functional space for culinary endeavours. The living room is the heart of the home, featuring a cozy gas fireplace that adds warmth and ambiance to the space. It's the perfect spot to gather with loved ones or unwind after a long day. Not only does this townhouse offer sophisticated style, but it's also ideally located close to all amenities, parks, trails, and the river. Exploring the outdoors and enjoying recreational activities is a breeze with everything at your doorstep. Additionally, the townhouse is conveniently situated on the bus route, ensuring easy access to transportation options. Experience affordable living with a touch of sophistication in this level 3 bedroom top floor unit townhouse. Book your showing today!

Inclusions:

1x underground fob

Property Listed By:

COLDWELL BANKER UNITED

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







