



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: **\$139,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 10-Jun**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Apartment**

City/Town:

**Fort McMurray**

Year Built:

**2017**

Finished Floor Area

Abv Sqft:

**935**

Low Sqft:

Ttl Sqft:

**935**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**126**

Layout

Beds:

**3 (3 )**

Baths:

**1.0 (1 0)**

Style:

**Apartment-Single  
Level Unit**

Parking

Ttl Park:

**1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Stall,Underground**

Utilities and Features

Roof:

**Baseboard**

Heating:

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

Room

**4pc Bathroom**

**Bedroom**

**Living Room**

**Dining Room**

Level

**Main**

**Main**

**Main**

**Main**

Dimensions

**30`4" x 17`0"**

**24`1" x 41`7"**

**48`11" x 46`9"**

**18`7" x 30`1"**

Room

**Bedroom**

**Bedroom - Primary**

**Kitchen**

Level

**Main**

**Main**

**Main**

Dimensions

**23`9" x 41`7"**

**35`3" x 44`3"**

**25`2" x 23`0"**

Legal/Tax/Financial

Condo Fee:  
**\$543**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R3**

Legal Desc: **0022830**

Remarks

Pub Rmks: **Affordable 3 Bedroom Townhouse for Sale in Abasand - Top Floor, Turnkey Living in Fort McMurray** Welcome to 336-201 Abasand Drive, a beautifully maintained and affordable 3 bedroom townhouse for sale in Fort McMurray. Located in the highly sought-after community of Abasand, this top-floor, single-level unit is the perfect fit for families, first-time buyers, or anyone looking for a move-in ready home with modern features. Step inside this turnkey Fort McMurray townhouse to discover a bright, open layout featuring a spacious living area complete with a cozy corner fireplace, perfect for relaxing nights in. The white kitchen cabinetry, stainless steel appliances, and in-suite laundry add both function and style. With three full bedrooms, a full bathroom, and a separate storage room, you'll have all the space you need to live comfortably. This unit offers over 900 square feet of updated living space and comes with an underground heated parking stall. Enjoy stunning sunset views from the southwest-facing balcony, and make the most of your surroundings with nearby parks, trails, and river access - ideal for those who love the outdoors. Situated directly on the Fort McMurray bus route, commuting is convenient and stress-free. Whether you're a local homebuyer or relocating to Fort McMurray, this affordable Abasand condo offers excellent value, low maintenance living, and unbeatable access to nature and amenities. Professionally cleaned, including carpets - ready for immediate possession. Book your private showing today and explore the charm of affordable homeownership in Abasand!

Inclusions:  
Property Listed By: **1x underground fob  
COLDWELL BANKER UNITED**

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













