



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: **2017**
Year Built: **2017**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

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

DOM

44

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:
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>
4pc Bathroom	Main	30`4" x 17`0"	Bedroom	Main	23`9" x 41`7"
Bedroom	Main	24`1" x 41`7"	Bedroom - Primary	Main	35`3" x 44`3"
Living Room	Main	48`11" x 46`9"	Kitchen	Main	25`2" x 23`0"
Dining Room	Main	18`7" x 30`1"			

Legal/Tax/Financial

Condo Fee:
\$543

Title:
Fee Simple

Zoning:
R3

Legal Desc:	0022830	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Introducing a charming and affordable 3 bedroom living option in the heart of Abasand. Welcome to 336-201 Abasand Drive! This 1 level, top floor unit offers a comfortable and stylish, turnkey-lifestyle. Featuring three bedrooms and situated in a desirable location, this home is perfect for families or individuals seeking a convenient residence. Inside, you'll find full bathroom, storage room and in-suite laundry facilities. The kitchen includes stainless steel appliances and modern white cabinets. The living room is the heart of the home, featuring a cozy fireplace that adds warmth and ambiance to the space. 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! *PROFESSIONALLY CLEANED INCLUDING CARPETS.</p>		
Inclusions: Property Listed By:	<p>1x underground fob COLDWELL BANKER UNITED</p>		

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





