



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**201 ABASAND Drive #628, Fort McMurray T9J 1L6**

MLS® #: **A2201468**

Area: **Abasand**

Listing Date: **03/11/25**

List Price: **\$149,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$9k, 26-May**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Apartment**

City/Town:

**Fort McMurray**

Year Built:

**2017**

Lot Information

Lot Sz Ar:

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,216**

Low Sqft:

Ttl Sqft:

**1,216**

DOM

**80**

Layout

Beds:

**4 (4 )**

Baths:

**1.5 (1 1)**

Style:

**Apartment-Multi  
Level Unit**

Access:

Lot Feat:

Park Feat:

**Parkade**

Parking

Ttl Park:

**1**

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Baseboard,Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Linoleum**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**

Int Feat:

**Laminate Counters,Open Floorplan,Pantry,See Remarks**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Lower</b>	<b>5`9" x 7`7"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>9`10" x 7`11"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>7`1" x 11`2"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>13`0" x 8`4"</b>
<b>Bedroom - Primary</b>	<b>Lower</b>	<b>13`3" x 11`0"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>7`7" x 5`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`5" x 9`8"</b>	<b>Family Room</b>	<b>Main</b>	<b>11`0" x 8`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>7`6" x 5`8"</b>	<b>Living Room</b>	<b>Main</b>	<b>19`7" x 11`10"</b>

Legal/Tax/Financial

Condo Fee:  
**\$735**

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

Zoning:  
**R3**

Legal Desc: **0022830**

Remarks

Pub Rmks: **Unique Investment opportunity! Rare opportunity to own a FOUR BEDROOM unit at Wildwood Estates! This 1216 sq ft, 4 bed, 1.5 bath multi-level unit sits in the quiet and established neighbourhood of Abasand. The main level of this functional unit offers a spacious living room with carpet flooring, electric fireplace with tile surround, dining room and large windows that let in plenty of natural light! This unique layout offers a bonus space that can be utilized for additional dining or and office and sits off the galley style kitchen. The bright kitchen is complete with white cabinetry with silver hardware, grey laminate countertops and black appliances. Finishing off the main level is a spacious 2 piece bathroom with washer and dryer. Head down to the lower level that offers 4 bedrooms with carpet flooring, large storage closet, as well as a beautifully finished 4-piece bathroom with single white vanity, soaker tub and tile walls. This unit comes with a convenient underground assigned parking (stall 6-25). The community of Abasand offer several school, access to outdoor trails and provide quick access to the amenities of downtown. Condo fees are \$735.00 per month and include: water, heat, sewage, garbage disposal, exterior building insurance, reserve fund contributions, and professional management. In addition to the condo fee there is a monthly loan payment to the condo corporation of \$111.05 until December 2025. At that time the balance owing on the loan will be approximately \$4200.00. 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**





