



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: **\$159,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Apartment

City/Town:

Fort McMurray

Year Built:

2017

Lot Information

Finished Floor Area

Abv Sqft:

1,216

Low Sqft:

Ttl Sqft:

1,216

Lot Sz Ar:

Lot Shape:

DOM

20

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
4pc Bathroom	Lower	5`9" x 7`7"
Bedroom	Lower	7`1" x 11`2"
Bedroom - Primary	Lower	13`3" x 11`0"
Dining Room	Main	8`5" x 9`8"
Kitchen	Main	7`6" x 5`8"

Room	Level	Dimensions
Bedroom	Lower	9`10" x 7`11"
Bedroom	Lower	13`0" x 8`4"
2pc Bathroom	Main	7`7" x 5`8"
Family Room	Main	11`0" x 8`5"
Living Room	Main	19`7" x 11`10"

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





