



THE
A-TEAM

**RE/MAX
FIRST**

201 ABASAND Drive #422, Fort McMurray T9J 1L6

MLS® #: **A2207546**

Area: **Abasand**

Listing Date: **04/02/25**

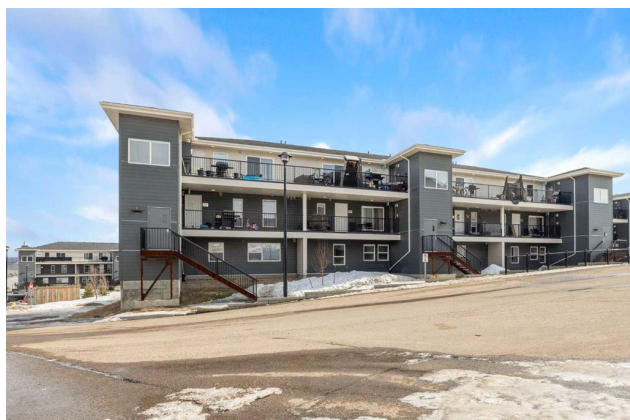
List Price: **\$149,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$9k, 05-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: **1,131**
Low Sqft:
Ttl Sqft: **1,131**

DOM

37
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **Apartment-Multi Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat: **Parkade**

Utilities and Features

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

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Carpet, Laminate, Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Microwave, Refrigerator, Washer/Dryer**
Int Feat: **Laminate Counters, Vinyl Windows**
Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$595

Fee Simple
Fee Freq:
Monthly

R3

Legal Desc: 0022830

Remarks

Pub Rmks: **Welcome to Wildwood Estates located in Abasand. This move-in-ready condo features open concept living with 3 bedrooms and 1.5 bathrooms. You will absolutely love the underground parking stall in the heated parking especially during those cold winter months. . The main living area is bright with plenty of windows, very spacious and with laminate flooring. The kitchen is spacious with ample cupboard and counter space complimented with a dark finish on the cupboards. To finish off this level is the half bathroom & laundry room with side-by-side washer & dryer. The lower level has 3 bedrooms, including the master with two closets. Just outside the primary bedroom is a shared 4pc bath and a walk-in storage closet. Condo Fees include heat, water, sewer, snow removal, common property maintenance and professional management. Quick closing available.**

Inclusions: n/a

Property Listed By: **3% REALTY FORT MCMURRAY**

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





