



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

**58**

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

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$595

Fee Simple

R3

Fee Freq:

Monthly

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







