



THE
A-TEAM

**RE/MAX
FIRST**

201 ABASAND Drive #712, Fort McMurray T9J1L7

MLS® #: **A2215286**

Area: **Abasand**

Listing Date: **04/27/25**

List Price: **\$169,888**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Fort McMurray

Year Built:

2017

Lot Information

Finished Floor Area

Abv Sqft:

1,020

Low Sqft:

Ttl Sqft:

1,020

Lot Sz Ar:

Lot Shape:

DOM

34

Layout

Beds:

3 (3)

Baths:

1.5 (1 1)

Style:

2 Storey

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

Street Lighting,Treed

Assigned,Parkade,Underground

Utilities and Features

Roof:

Asphalt Shingle

Heating:

High Efficiency,Natural Gas

Sewer:

Ext Feat:

Balcony

Construction:

Vinyl Siding

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dryer,Electric Stove,Washer/Dryer

Int Feat:

Closet Organizers,Granite Counters,No Smoking Home,Open Floorplan,Vinyl Windows

Utilities:

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Condo Fee:

\$705

Title:

Fee Simple

Fee Freq:

Monthly

Zoning:

R3

Legal Desc:

0022830

Remarks

Pub Rmks:	FULLY UPGRADED TOWNHOME BUILT IN 2017, FINISHED WITH QUARTZ COUNTERTOPS AND LUXURY VINYL PLANK, 3 BEDROOMS, 2 BATHS, INSUITE LAUNDRY, AND A MASSIVE FRONT DECK. Situated in the heart of Abasand, next to walking trails, schools, parks, and minutes from the downtown core. This 2-storey townhome stands out from the rest with its oversized front concrete deck. Step inside this modern townhome with a spacious front living room offering loads of space for your family room and additional space for a children's play space or office. This level continues with a galley kitchen with bright white cabinetry, quartz countertops, and white appliances. The main level is complete with a 2-piece bathroom and laundry room. The upper level is complete with 3 bedrooms offering ample space, large windows, and a 4 pc bathroom. In addition, the upper level offers a large storage room. An additional feature is one underground parking stall. Condo fees include heat, water, building insurance, garage, sewer, and common area maintenance. Call today for your personal tour.
Inclusions: Property Listed By:	FRIDGE, STOVE, DISHWASHER, WASHER, DRYER COLDWELL BANKER UNITED

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





