201 ABASAND Drive #734, Fort McMurray T9J 1L9

MLS®#:	**A2223872**	Area:	**Abasand**	Listing Date:	**05/22/25**	List Price:	**$127,900**
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

Lot Sz Ar:	
Lot Shape:	
Access:	
Lot Feat:	
Park Feat:	**Underground**

Finished Floor Area

Abv Sqft:	**940**
Low Sqft:	
Ttl Sqft:	**940**

DOM

9

Layout

Beds:	**3 (3)**
Baths:	**1.0 (1 0)**
Style:	**Apartment-Single Level Unit**

Parking

Ttl Park:	**1**
Garage Sz:	

Utilities and Features

Roof:		Construction:	**See Remarks**
Heating:	**Hot Water,Natural Gas**	Flooring:	**Laminate**
Sewer:		Water Source:	
Ext Feat:	**None**	Fnd/Bsmt:	
Kitchen Appl:	**See Remarks**		
Int Feat:	**Open Floorplan**		
Utilities:			

Room Information

Room	Level	Dimensions	Room	Level	Dimensions

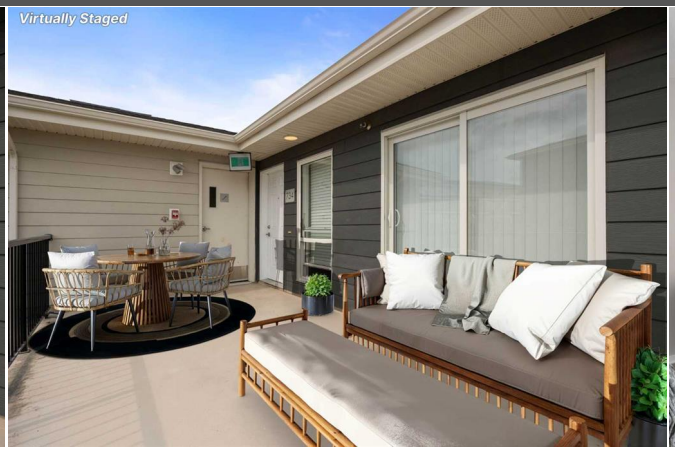
Legal/Tax/Financial

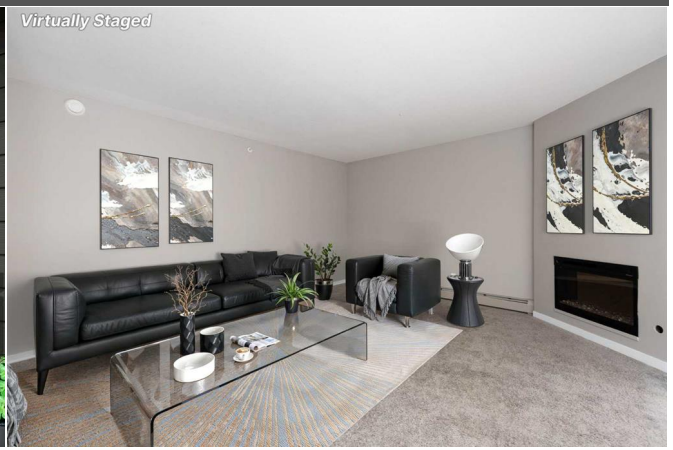
Condo Fee: **$624**	Title: **Fee Simple**	Zoning: **R3**
	Fee Freq: **Monthly**	
Legal Desc: **0022830**		

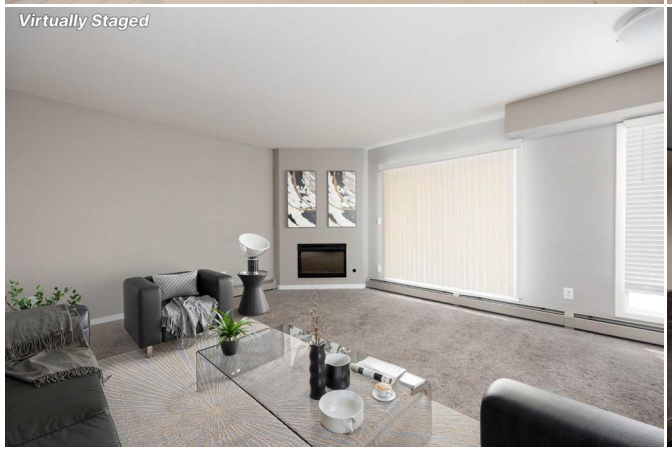
Remarks

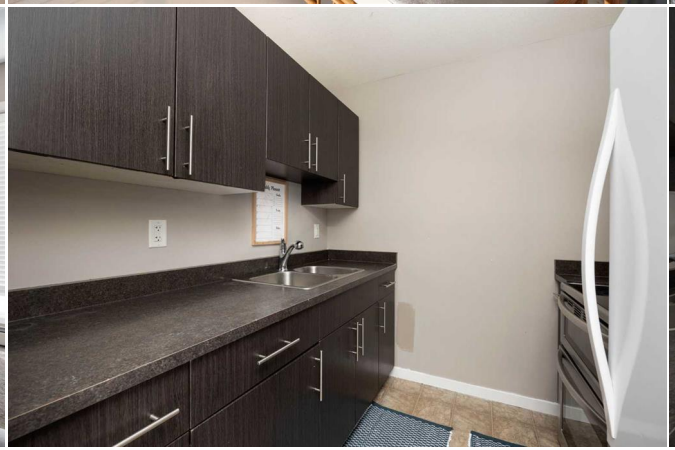
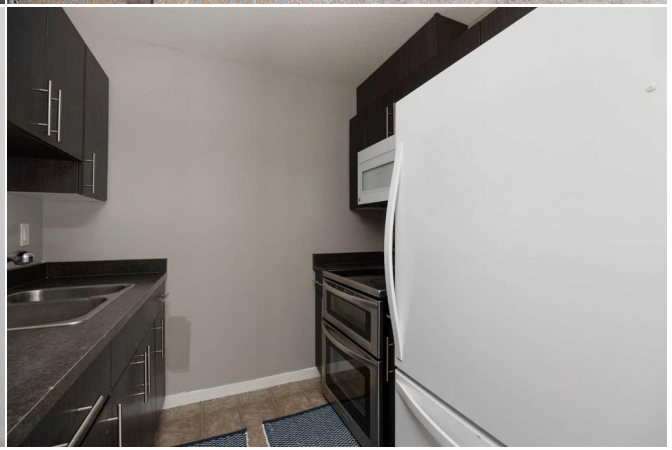
Pub Rmks:	**The PERFECT STARTER HOME or INVESTMENT Property. This walk-up TOP FLOOR 3 bedroom, 1 bath townhome style unit has lots for the savvy buyer, including a galley kitchen, electric fireplace, laundry and underground parking and modern finishings. If you are looking for a great investment, consider buying this one, Abasand is a great place to call home, close to downtown, hospital, greenbelt and trails, schools, shopping, bus route and more! . Call to view today.**
Inclusions:	**fridge, stove, washer/dryer, assigned parking**
Property Listed By:	**RE/MAX Connect**

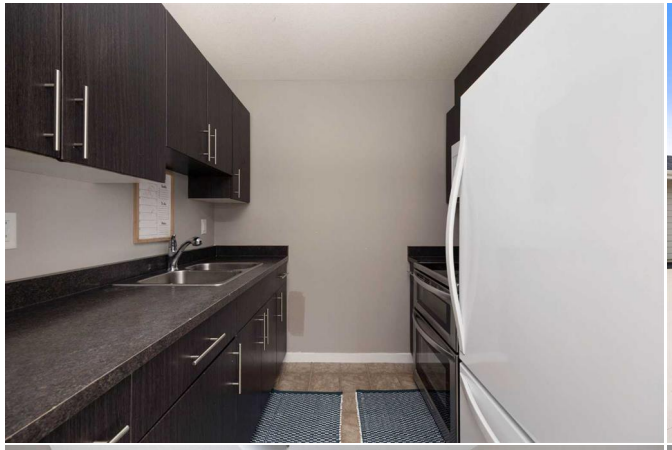
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800

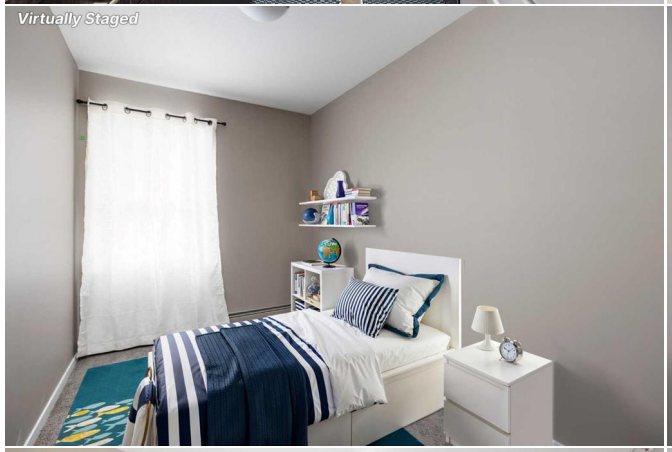






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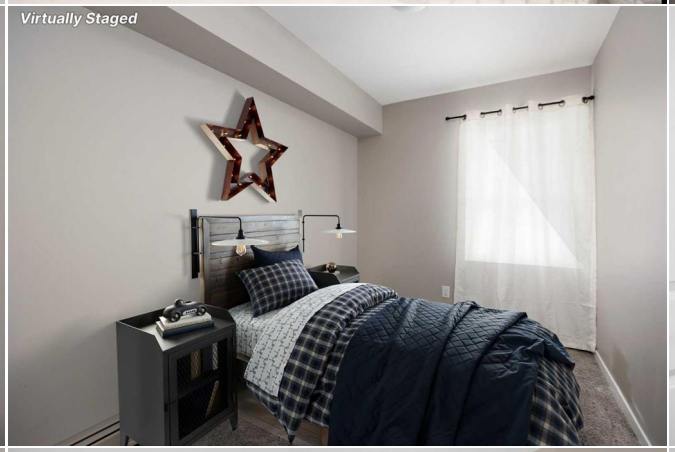
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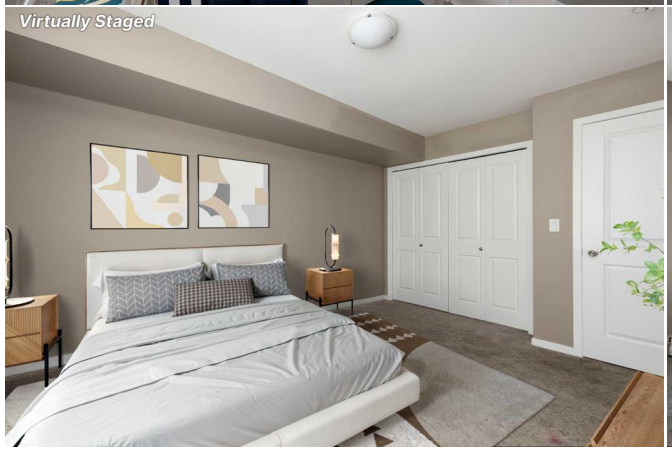
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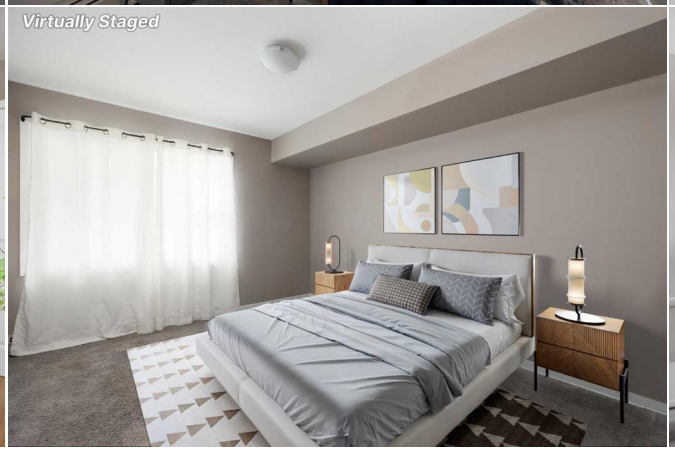
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