



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**201 ABASAND Drive #1234, Fort McMurray T9J 1J1**

MLS® #: **A2235811**

Area: **Abasand**

Listing Date: **07/03/25**

List Price: **\$130,000**

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**

Finished Floor Area

Abv Sqft:

**934**

Low Sqft:

Ttl Sqft:

**934**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**0**

Layout

Beds:

**3 (3 )**

Baths:

**1.0 (1 0)**

Style:

**Apartment-Single  
Level Unit**

Parking

Ttl Park:

**1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Assigned,Stall,Underground**

Utilities and Features

Roof:

Heating: **Baseboard,Boiler**

Sewer:

Ext Feat: **Balcony**

Construction:

**Composite Siding,Wood Frame**

Flooring:

**Carpet,Laminate**

Water Source:

Fnd/Bsmt:

Kitchen Appl:

**Dishwasher,Electric Stove,Microwave,Refrigerator**

Int Feat:

**Elevator,Storage**

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Condo Fee:

**\$560**

Title:

**Fee Simple**

Fee Freq:

**Monthly**

Zoning:

**R3**

Legal Desc:

**0022830**

Remarks

Pub Rmks:

Welcome to this 3-bedroom condo in The Aspens, a newer development in Abasand, that offers comfort, convenience, and scenic views all in one package. Located on the 3rd floor, this unit features a spacious living area that opens onto a private balcony overlooking the green belt and forest, providing a peaceful and private setting. The kitchen is finished with bright white cabinetry and flows seamlessly into the dining area and large living room, which is filled with natural light and forest views. In addition to the three bedrooms, there's a 4-piece bathroom plus a generously sized storage area. Enjoy the added convenience of underground parking, shared laundry facilities, and condo fees that cover water, heat, sewage, and garbage. Just steps from Abasand's trail system, this home is perfect for nature lovers seeking a quiet yet connected lifestyle. It's a great option for both homeowners and investors alike. Don't miss out on your opportunity and CALL to book your private showing today!

Inclusions:

Fridge, stove, dishwasher, microwave

Property Listed By:

COLDWELL BANKER UNITED

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











