

# \$119,900 - 324, 201 Abasand Drive, Fort McMurray

MLS® #A2205117

**\$119,900**

3 Bedroom, 2.00 Bathroom, 1,029 sqft

Residential on 0.00 Acres

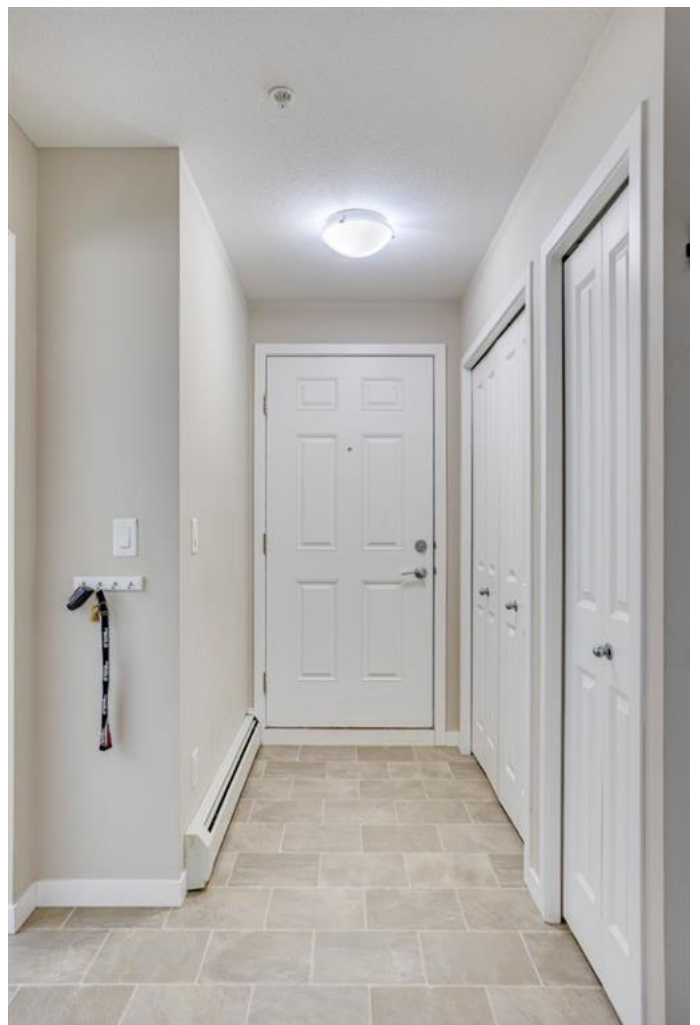
Abasand, Fort McMurray, Alberta

Great Value !! In suite- Laundry! Assigned Underground parking Stall. This 1028 sq ft, 3 bedroom, 1 & 1/2 bath townhome is located in the quiet and established neighbourhood of Abasand. The unit features and open concept upper level with with large windows, carpet flooring white kitchen with closet pantry and quick access to a covered balcony. This property comes with 1 assigned underground parking stall #3-10! All Appliances included in the purchase! Condo Fees include WATER, HEAT, garage removal, exterior insurance and reserve fund contributions. This affordable condo is tucked away on the top side of Abasand. This property is a few minute drive to the convenient amenities of Downtown and walking distance to Father Beauregard and Ecole Boreal elementary school. Don't miss out on your opportunity to lock up this steal of a deal!

Built in 2017

## Essential Information

MLS® #	A2205117
Price	\$119,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,029
Acres	0.00



Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

### Community Information

Address	324, 201 Abasand Drive
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 1L6

### Amenities

Amenities	Parking, Trash
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Open Floorplan, See Remarks, Laminate Counters, Pantry
Appliances	Dishwasher, Electric Stove, Microwave, Washer/Dryer, Built-In Refrigerator
Heating	Baseboard
Cooling	Other
# of Stories	3

### Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Wood Frame, Concrete
Foundation	Poured Concrete

### Additional Information

Date Listed	March 23rd, 2025
Days on Market	174
Zoning	R3

### Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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