

# \$124,900 - 324, 201 Abasand Drive, Fort McMurray

MLS® #A2205117

## \$124,900

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          | \$124,900 |
| 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 | See Remarks, Laminate Counters, Open Floorplan, Pantry                     |
| Appliances        | Dishwasher, Electric Stove, Washer/Dryer, Built-In Refrigerator, Microwave |
| 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 | 138              |
| Zoning         | R3               |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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