

# \$169,888 - 712, 201 Abasand Drive, Fort McMurray

MLS® #A2215286

**\$169,888**

3 Bedroom, 2.00 Bathroom, 1,020 sqft

Residential on 0.00 Acres

Abasand, Fort McMurray, Alberta

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.

Built in 2017

## Essential Information

MLS® # A2215286

Price \$169,888



Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,020
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	712, 201 Abasand Drive
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J1L7

### Amenities

Amenities	Park, Parking, Snow Removal, Trash, Visitor Parking, RV/Boat Storage
Parking Spaces	1
Parking	Parkade, Underground, Assigned

### Interior

Interior Features	Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dryer, Electric Stove, Washer/Dryer
Heating	High Efficiency, Natural Gas
Cooling	None
Has Basement	Yes
Basement	None, Walk-Out

### Exterior

Exterior Features	Balcony
Lot Description	Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation                Poured Concrete

**Additional Information**

Date Listed                April 27th, 2025  
Days on Market        50  
Zoning                      R3

**Listing Details**

Listing Office            COLDWELL BANKER UNITED

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