

# \$128,900 - 324, 201 Abasand Drive, Fort McMurray

MLS® #A2205117

**\$128,900**

3 Bedroom, 2.00 Bathroom, 1,029 sqft  
Residential on 0.00 Acres

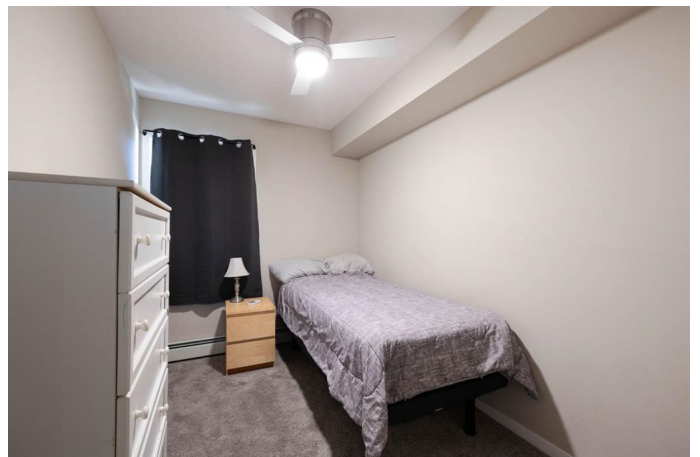
Abasand, Fort McMurray, Alberta

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 Beaugard 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	\$128,900
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	Laminate Counters, Open Floorplan, Pantry, See Remarks
Appliances	Built-In Refrigerator, Dishwasher, Electric Stove, Microwave, Washer/Dryer
Heating	Baseboard
Cooling	Other
# of Stories	3

### **Exterior**

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

### **Additional Information**

Date Listed	March 23rd, 2025
Days on Market	28
Zoning	R3

### **Listing Details**

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

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.