

# \$144,900 - 336, 201 Abasand Drive, Fort McMurray

MLS® #A2199914

**\$144,900**

3 Bedroom, 1.00 Bathroom, 935 sqft

Residential on 0.00 Acres

Abasand, Fort McMurray, Alberta

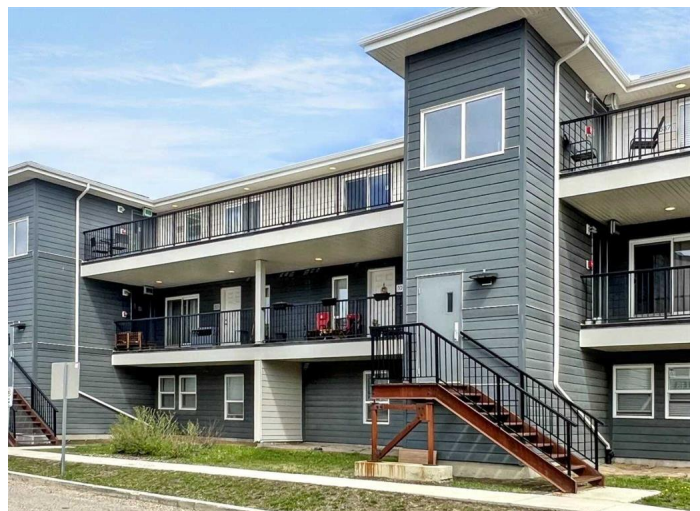
Affordable 3 Bedroom Townhouse for Sale in Abasand – Top Floor, Turnkey Living in Fort McMurray

Welcome to 336-201 Abasand Drive, a beautifully maintained and affordable 3 bedroom townhouse for sale in Fort McMurray. Located in the highly sought-after community of Abasand, this top-floor, single-level unit is the perfect fit for families, first-time buyers, or anyone looking for a move-in ready home with modern features.

Step inside this turnkey Fort McMurray townhouse to discover a bright, open layout featuring a spacious living area complete with a cozy corner fireplace, perfect for relaxing nights in. The white kitchen cabinetry, stainless steel appliances, and in-suite laundry add both function and style. With three full bedrooms, a full bathroom, and a separate storage room, you™ll have all the space you need to live comfortably.

This unit offers over 900 square feet of updated living space and comes with an underground heated parking stall. Enjoy stunning sunset views from the southwest-facing balcony, and make the most of your surroundings with nearby parks, trails, and river access – ideal for those who love the outdoors.

Situated directly on the Fort McMurray bus



route, commuting is convenient and stress-free. Whether youâ€™re a local homebuyer or relocating to Fort McMurray, this affordable Abasand condo offers excellent value, low maintenance living, and unbeatable access to nature and amenities.

Professionally cleaned, including carpets â€“ ready for immediate possession.

Book your private showing today and explore the charm of affordable homeownership in Abasand!

Built in 2017

**Essential Information**

MLS® #	A2199914
Price	\$144,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	935
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	336, 201 Abasand Drive
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	t9J 1L3

**Amenities**

Amenities	Parking, Trash, Visitor Parking
-----------	---------------------------------

Parking Spaces	1
Parking	Underground, Stall

### Interior

Interior Features	Laminate Counters, Storage
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

### Exterior

Exterior Features	Balcony
Construction	Composite Siding

### Additional Information

Date Listed	March 6th, 2025
Days on Market	74
Zoning	R3

### Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.