

# \$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, RV/Boat Storage, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1  |
| Parking        | Assigned, Parkade, Underground                                       |

### 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        18

Zoning                    R3

### **Listing Details**

Listing Office            COLDWELL BANKER UNITED

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