332, 201 Abasand Drive
Fort McMurray, Alberta

MLS # A2237269

$138,000

Division:	Abasand
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Multi Level Unit

Size:	952 sq.ft.	**Age:**	2017 (8 yrs old)
Beds:	3	**Baths:**	1

Garage:	Underground
Lot Size:	-
Lot Feat:	-

Heating:	Combination, Natural Gas	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 543
Basement:	-	**LLD:**	-
Exterior:	Concrete	**Zoning:**	R3
Foundation:	-	**Utilities:**	-
Features:	See Remarks		

Inclusions: Stove, Washer/Dryer, Refrigerator, Dishwasher, All window coverings, and furnishings.

TURNKEY & FULLY FURNISHED! Just unpack and relax in this stylish, move in ready 3 bedroom condo featuring underground heated parking, a must have during Fort McMurray winters! This bright and welcoming home is loaded with upgrades, including modern cabinetry, LUXURY VINYL plank flooring throughout, and a charming corner fireplace that adds warmth and character to the open-concept living space. The spacious full bathroom is clean and modern, and all bedrooms are generously sized with great closet space. Perfectly located near walking trails, top-rated schools, shopping, dining, and public transit, this condo offers both comfort and convenience in one affordable package. Whether you're a first-time buyer, savvy investor, or simply looking for low-maintenance living, this property checks all the boxes. Enjoy peace of mind with condo fees that cover heat, hot water, building insurance, and common area maintenance. Bonus: Furniture is included, making this a rare turnkey opportunity for anyone looking to settle in or generate immediate rental income.