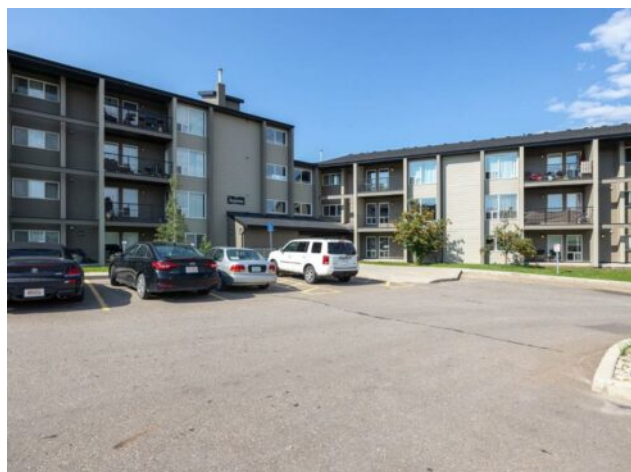


1322, 201 Abasand Drive  
Fort McMurray, Alberta

MLS # A2252011



**\$129,900**

<b>Division:</b>	Abasand		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	954 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 560
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, stove, dishwasher, all window coverings

Greenbelt views! New LVP flooring throughout! Welcome to 1322-201 Abasand, located in the back of Abasand in a quiet and secure building, The Aspens. This second-floor unit offers unobstructed west-facing greenbelt views—the perfect backdrop to enjoy sunsets and watch Boreal Forest wildlife right from your balcony. Inside, the home has been tastefully renovated with durable LVP flooring throughout. The updated galley kitchen features stainless steel appliances and a classic subway tile backsplash, flowing into a dining nook and bright and spacious living room with balcony access. Down the hall, you’ll find three bedrooms, a 4-piece bathroom, and a large storage room. Residents of The Aspens enjoy secure underground parking (assigned stall #11-002), elevators, and convenient shared laundry facilities. Step outside and you’re immediately connected to Abasand’s extensive trail system and the beauty of the Boreal Forest. A move-in-ready home with views and nature at your doorstep—don’t miss this opportunity!