

**116, 201 Abasand Drive  
Fort McMurray, Alberta**

**MLS # A2267698**



# \$145,900

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Abasand                            |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Multi Level Unit         |               |                  |
| <b>Size:</b>     | 1,030 sq.ft.                       | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 3                                  | <b>Baths:</b> | 1 full / 1 half  |
| <b>Garage:</b>   | Underground                        |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                   |                   |        |
|--------------------|-------------------|-------------------|--------|
| <b>Heating:</b>    | Radiant           | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                 | <b>Condo Fee:</b> | \$ 612 |
| <b>Basement:</b>   | -                 | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Other             | <b>Zoning:</b>    | R3     |
| <b>Foundation:</b> | -                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Laminate Counters |                   |        |

**Inclusions:** N/A

Welcome to 201 Abasand Drive #116 ALL NEW FLOORING JUST INSTALLED. (NO CARPET) Whether you're a first-time buyer or looking for a smart investment, this 3-bedroom, 2-bathroom CONDO delivers. Located in the vibrant community of Abasand, you're just steps away from schools, parks, scenic trails, and transit. Step inside to a bright and functional white kitchen. The main floor also features in-unit laundry and a convenient half bath. A great size living room. Upstairs, you'll find 3 bedrooms, a large storage closet, and a full 4-piece bathroom located just off the primary bedroom. One of the standout features of this unit is the massive private patio, ideal for entertaining or relaxing in the summer sun. Complete with one assigned heated underground parking stall and situated in a well-managed complex, this home is move-in ready and waiting for its new owner. Don't miss out—schedule your private tour today!