

\$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 COUNTER TOPS AND LUXURY VINYL PLANK, 3 BEDROOMS AND 2 BATHS AND 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 space 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 children's play space or office. This level continues with a galley kitchen features bright white cabinetry and quartz countertops and white appliances. The main level is complete with 2pc 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, Snow Removal, Visitor Parking, RV/Boat Storage, Trash
Parking Spaces	1
Parking	Assigned, Underground, Parkade

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	Walk-Out, None

Exterior

Exterior Features	Balcony
Lot Description	Treed, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed April 27th, 2025

Zoning R3

Listing Details

Listing Office COLDWELL BANKER UNITED

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