

# \$159,000 - 422, 201 Abasand Drive, Fort McMurray

MLS® #A2207546

## \$159,000

3 Bedroom, 2.00 Bathroom, 1,131 sqft  
Residential on 0.00 Acres

Abasand, Fort McMurray, Alberta

Welcome to Wildwood Estates located in Abasand. This move-in-ready condo features open concept living with 3 bedrooms and 1.5 bathrooms. You will absolutely love the underground parking stall in the heated parking especially during those cold winter months. . The main living area is bright with plenty of windows, very spacious and with laminate flooring. The kitchen is spacious with ample cupboard and counter space complimented with a dark finish on the cupboards. To finish off this level is the half bathroom & laundry room with side-by-side washer & dryer. The lower level has 3 bedrooms, including the master with two closets. Just outside the primary bedroom is a shared 4pc bath and a walk-in storage closet. Condo Fees include heat, water, sewer, snow removal, common property maintenance and professional management. Quick closing available.

Built in 2017

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2207546  |
| Price          | \$159,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,131     |



|            |                  |
|------------|------------------|
| Acres      | 0.00             |
| Year Built | 2017             |
| Type       | Residential      |
| Sub-Type   | Apartment        |
| Style      | Multi Level Unit |
| Status     | Active           |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 422, 201 Abasand Drive |
| Subdivision | Abasand                |
| City        | Fort McMurray          |
| County      | Wood Buffalo           |
| Province    | Alberta                |
| Postal Code | T9J 1L6                |

### **Amenities**

|                |           |
|----------------|-----------|
| Amenities      | Clubhouse |
| Parking Spaces | 1         |
| Parking        | Parkade   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Laminate Counters, Vinyl Windows                  |
| Appliances        | Dishwasher, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Baseboard   |
| Cooling           | None  |
| # of Stories      | 2   |

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Roof              | Asphalt                  |
| Construction      | Vinyl Siding, Wood Frame |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 8               |
| Zoning         | R3              |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | 3% REALTY FORT MCMURRAY |
|----------------|-------------------------|

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