



**GRASSROOTS**  
REALTY GROUP

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**1328, 201 Abasand Drive  
Fort McMurray, Alberta**

**MLS # A2221242**



**\$135,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Abasand                            |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 934 sq.ft.                         | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 3                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Assigned, Stall, Underground       |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                            |                   |        |
|--------------------|----------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Boiler          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum           | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                          | <b>Condo Fee:</b> | \$ 560 |
| <b>Basement:</b>   | -                          | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Concrete | <b>Zoning:</b>    | R3     |
| <b>Foundation:</b> | -                          | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Storage                    |                   |        |

**Inclusions:** N/A

Welcome to The Aspens—a newer condominium development tucked into the tranquil, tree-lined landscape of Abasand. This turn-key three-bedroom unit offers immediate possession, fresh paint (2025), and a bright, inviting layout that feels like home from the moment you step inside. Situated at the quiet end of the hallway with only one neighbour, this unit offers extra privacy and calm. What truly sets it apart, though, are the serene forest views that surround you—offering a daily connection to nature that’s hard to find in condo living. Inside, a fresh white kitchen leads into a cozy dining area, and the spacious living room is flooded with natural light from oversized windows. Step out onto your private balcony to unwind, enjoy the treetop views, and breathe in the fresh air. With three bedrooms—including a generously sized primary—and a four-piece bathroom located at the end of the hall, this home is both functional and thoughtfully laid out. A large storage closet adds extra convenience. The building features underground parking and shared laundry facilities, while the nearby trail system invites you to explore the natural beauty that surrounds the complex. Condo fees cover water, heat, sewage, and garbage, making this an excellent opportunity for first-time buyers, downsizers, or investors. Affordable, peaceful, and perfectly located—schedule your private tour of this beautiful unit today.