



**GRASSROOTS**  
REALTY GROUP

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1234, 201 Abasand Drive  
Fort McMurray, Alberta

MLS # A2235811



**\$130,000**

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

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 560
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Elevator, Storage		

**Inclusions:** Fridge, stove, dishwasher, microwave

Welcome to this 3-bedroom condo in The Aspens, a newer development in Abasand, that offers comfort, convenience, and scenic views all in one package. Located on the 3rd floor, this unit features a spacious living area that opens onto a private balcony overlooking the green belt and forest, providing a peaceful and private setting. The kitchen is finished with bright white cabinetry and flows seamlessly into the dining area and large living room, which is filled with natural light and forest views. In addition to the three bedrooms, there's a 4-piece bathroom plus a generously sized storage area. Enjoy the added convenience of underground parking, shared laundry facilities, and condo fees that cover water, heat, sewage, and garbage. Just steps from Abasand's trail system, this home is perfect for nature lovers seeking a quiet yet connected lifestyle. It's a great option for both homeowners and investors alike. Don't miss out on your opportunity and CALL to book your private showing today!