



GRASSROOTS
REALTY GROUP

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**332, 201 Abasand Drive
Fort McMurray, Alberta**

MLS # A2237269



\$138,000

Division:	Abasand		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	952 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Combination, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 543
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Stove, Washer/Dryer, Refrigerator, Dishwasher, All window coverings, and furnishings.

TURNKEY & FULLY FURNISHED! Just unpack and relax in this stylish, move in ready 3 bedroom condo featuring underground heated parking, a must have during Fort McMurray winters! This bright and welcoming home is loaded with upgrades, including modern cabinetry, LUXURY VINYL plank flooring throughout, and a charming corner fireplace that adds warmth and character to the open-concept living space. The spacious full bathroom is clean and modern, and all bedrooms are generously sized with great closet space. Perfectly located near walking trails, top-rated schools, shopping, dining, and public transit, this condo offers both comfort and convenience in one affordable package. Whether you're a first-time buyer, savvy investor, or simply looking for low-maintenance living, this property checks all the boxes. Enjoy peace of mind with condo fees that cover heat, hot water, building insurance, and common area maintenance. Bonus: Furniture is included, making this a rare turnkey opportunity for anyone looking to settle in or generate immediate rental income.