



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**534, 201 Abasand Drive  
Fort McMurray, Alberta**

**MLS # A2247955**



**\$129,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Abasand                            |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 943 sq.ft.                         | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 3                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Off Street, Parkade, Stall         |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                         |                   |        |
|--------------------|-------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard               | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate, Vinyl | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                       | <b>Condo Fee:</b> | \$ 543 |
| <b>Basement:</b>   | -                       | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding            | <b>Zoning:</b>    | R3     |
| <b>Foundation:</b> | -                       | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Vinyl Windows           |                   |        |

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, all window coverings

TOP FLOOR UNIT! NO CONDO FEES UNTIL 2026! Welcome to 534-201 Abasand nestled into Wildwood Estates. This unit is in excellent condition and available immediately. Featuring a galley kitchen and a large living room with a corner fireplace and lots of natural light through large patio door leading to a spacious balcony. Down the hallway you will find 3 bedrooms, in suite laundry and a 4PC bathroom, linen closet and storage! This unit comes with heated underground parking (B5-08). Condo fees include heat, water, insurance, common area maintenance, garbage & snow removal.