



GRASSROOTS
REALTY GROUP

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1322, 201 Abasand Drive
Fort McMurray, Alberta

MLS # A2252011



\$129,900

Division:	Abasand		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	954 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 560
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, stove, dishwasher, all window coverings

Greenbelt views! New LVP flooring throughout! Welcome to 1322-201 Abasand, located in the back of Abasand in a quiet and secure building, The Aspens. This second-floor unit offers unobstructed west-facing greenbelt views—the perfect backdrop to enjoy sunsets and watch Boreal Forest wildlife right from your balcony. Inside, the home has been tastefully renovated with durable LVP flooring throughout. The updated galley kitchen features stainless steel appliances and a classic subway tile backsplash, flowing into a dining nook and bright and spacious living room with balcony access. Down the hall, you’ll find three bedrooms, a 4-piece bathroom, and a large storage room. Residents of The Aspens enjoy secure underground parking (assigned stall #11-002), elevators, and convenient shared laundry facilities. Step outside and you’re immediately connected to Abasand’s extensive trail system and the beauty of the Boreal Forest. A move-in-ready home with views and nature at your doorstep—don’t miss this opportunity!