



**522, 201 Abasand Drive
Fort McMurray, Alberta**

MLS # A2255601



\$124,900

Division:	Abasand		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,026 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Combination, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	Sewer
Roof:	Asphalt	Condo Fee:	\$ 595
Basement:	-	LLD:	-
Exterior:	Other	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: fridge, stove, washer/dryer, dishwasher

CALLING ALL SAVVY BUYERS! 3 Bedroom, 1.5 baths full, beautiful galley kitchen with White Appliances is sure to please! The inviting living room is perfect to cozy up in and great for entertaining family and friends. Located in the popular neighborhood of Abasand Heights, this unique style condo with bedrooms in the basement makes the PERFECT Investment or Starter Home! Comes with one underground assigned parking stalls. Close to schools, bus route, hospital, downtown and shopping. CALL NOW TO BOOK YOUR PERSONAL TOUR! Condo fee includes heat, water, sewer, trash, insurance for the complex (common property) and exterior maintenance for the common areas.