



GRASSROOTS
REALTY GROUP

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**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.