

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

712, 201 Abasand Drive Fort McMurray, Alberta

MLS # A2261812



\$164,888

Division: Abasand Residential/Four Plex Type: Style: 2 Storey Size: 1,020 sq.ft. Age: 2017 (8 yrs old) **Beds:** Baths: 1 full / 1 half Garage: Assigned, Parkade, Underground Lot Size: Lot Feat: Street Lighting, Treed

Heating: Water: High Efficiency, Natural Gas Floors: Sewer: Vinyl Plank Roof: Condo Fee: \$ 705 Asphalt Shingle **Basement:** LLD: None, Walk-Out To Grade Exterior: Zoning: Vinyl Siding R3 Foundation: **Poured Concrete Utilities:**

Features: Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Vinyl Windows

Inclusions: Fridge, stove, dishwasher, washer, dryer, one assigned parking stall

READY FOR IMMEDIATE OCCUPANCY BRAND NEW KITCHEN APPLIANCES, BRAND NEW KITCHEN COUNTER TOPS! FULLY UPGRADED TOWNHOME BUILT IN 2017, FINISHED WITH QUARTZ COUNTERTOPS AND LUXURY VINYL PLANK, 3 BEDROOMS, 2 BATHS, INSUITE LAUNDRY, AND A MASSIVE FRONT DECK. Situated in the heart of Abasand, next to walking trails, schools, parks, and minutes from the downtown core. This 2-storey townhome stands out from the rest with its oversized front concrete deck. Step inside this modern townhome with a spacious front living room offering loads of space for your family room and additional space for a children's play space or office. This level continues with a galley kitchen with bright white cabinetry, butcher block look countertops, and brand new stainless steel appliances. The main level is complete with a 2-piece bathroom and laundry room. The upper level is complete with 3 bedrooms offering ample space, large windows, and a 4 pc bathroom. In addition, the upper level offers a large storage room. An additional feature is one underground parking stall. This home has also just had a professional move out clean done which included steam cleaning of carpets. Condo fees include heat, water, building insurance, garage, sewer, and common area maintenance. Call today for your personal tour.