



GRASSROOTS
REALTY GROUP

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**712, 201 Abasand Drive
Fort McMurray, Alberta**

MLS # A2261812



\$164,888

Division:	Abasand		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,020 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	Street Lighting, Treed		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 705
Basement:	None, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	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! 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, quartz countertops, and white 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. Condo fees include heat, water, building insurance, garage, sewer, and common area maintenance. Call today for your personal tour.