



GRASSROOTS
REALTY GROUP

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**124, 201 Abasand Drive
Fort McMurray, Alberta**

MLS # A2272250



\$118,900

Division:	Abasand		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	941 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 685
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan		

Inclusions: refrigerator, stove, dishwasher, washer, dryer,

Exceptional Value! In-Suite Laundry & Assigned Underground Parking This well-maintained 1,140 sq. ft. townhome offers 3 bedrooms and 1.5 bathrooms in the quiet, established community of Abasand. The upper level features an open-concept layout with large windows, cozy carpet flooring, and a bright white kitchen complete with a closet pantry and convenient access to a covered balcony. Additional highlights include in-suite laundry and one assigned underground parking stall (Stall #1-10). All appliances are included in the purchase. Condo fees cover water, heat, garbage removal, exterior insurance, and reserve fund contributions, providing peace of mind and excellent value. Situated on the upper side of Abasand, this affordable condo is just minutes from the amenities of Downtown and within walking distance to Father Beauregard School and Cole Boréal. Don't miss your chance to secure this exceptional opportunity!