



GRASSROOTS
REALTY GROUP

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**217, 201 Abasand Drive
Fort McMurray, Alberta**

MLS # A2273944



\$154,900

Division:	Abasand		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,137 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Secured, Underground		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 613
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER

Welcome to 217-201 Abasand Drive featuring a bright and spacious main floor with a large living room and dining area, along with a cozy kitchen equipped with black and stainless-steel appliances including a dishwasher. This level also offers a convenient 2-piece bathroom with in-suite laundry. Upstairs, you'll find three well-sized bedrooms, a 4-piece bathroom, and a generous storage room. Outside, enjoy your own front deck, and take advantage of the assigned heated parking stall (B2-13). This well-designed home offers comfort, convenience, and exceptional value. Call now to book your personal showing.