



GRASSROOTS
REALTY GROUP

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**715, 201 Abasand Drive
Fort McMurray, Alberta**

MLS # A2276353



\$147,000

Division:	Abasand		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,048 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 613
Basement:	None	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Pantry, Quartz Counters, Storage		

Inclusions:	"as is, where is"
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Why rent when you can own this beautiful townhouse? Perched at the top of Abasand surround by the gorgeous Boreal Forest, your home awaits! The main floor offers a bright and open living room/dining area with laminate flooring and large patio door leading to the private front deck. The kitchen offers rich dark cabinets with Quartz counter tops, black appliances and a double pantry. As an added bonus, this level includes a half bathroom/laundry room combination. Upstairs are 3 bedrooms, a 4 piece bathroom and storage room. This property includes a underground, heated parking (included in a 99 year lease). Don't delay, call today! Buyer must confirm condo fees with property management.