



**GRASSROOTS**  
REALTY GROUP

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**30, 100 Albion Drive  
Fort McMurray, Alberta**

**MLS # A2278190**

**\$215,000**



<b>Division:</b>	Abasand		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,179 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot, Garden, No Neighbo		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 510
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Sold As Is, Where Is, On Possession		

Located in the desirable Abasand neighbourhood, this bright 2-bedroom, 2-bathroom end unit offers privacy and peaceful green space views. The open concept main living area is ideal for everyday living and entertaining, with a seamless flow between the kitchen, dining, and living space. The walk-out basement adds valuable living space and easy outdoor access, perfect for enjoying the surrounding natural setting. A well-designed layout, functional living areas with an attached single car garage make this home an excellent opportunity for homeowners or investors alike.