



**626, 201 Abasand Drive
Fort McMurray, Alberta**

MLS # A2280192



\$149,900

Division:	Abasand		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,028 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 685
Basement:	-	LLD:	-
Exterior:	Composite Siding	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, stove, dishwasher, washer, dryer, all window coverings, vent fan

A BEAUTIFUL 2-LEVEL 3 BEDROOM CONDO. Welcome to 626-201 Abasand nestled into Wildwood Estates. This beautiful unit is SW facing and only steps from the trails. Relax and sit on your front deck overlooking the green space. Inside you will find the kitchen includes all appliances, a pantry, gorgeous quartz countertops and a timeless backsplash. The Living room and dining area are spacious with patio doors out to the balcony. Also on the main floor is the laundry room and a 2pc bathroom. The lower level features 3 Bedrooms, a full 4PC bathroom and storage room. Other extras include upgraded flooring, window coverings, and a heated underground parking stall. Condo fees of \$684.94/month include gas, water, heat, insurance, exterior maintenance, professional management, snow removal and reserve fund contributions