1226, 201 Abasand Drive
Fort McMurray, Alberta

MLS # A2291581

$129,900

Division:	Abasand
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit

Size:	934 sq.ft.	**Age:**	2017 (9 yrs old)
Beds:	3	**Baths:**	1

Garage:	Assigned, Underground
Lot Size:	0.00 Acre
Lot Feat:	Paved

Heating:	Hot Water, Natural Gas	**Water:**	-
Floors:	Carpet, Vinyl	**Sewer:**	-
Roof:	Asphalt	**Condo Fee:**	$ 560
Basement:	-	**LLD:**	-
Exterior:	Asphalt, Concrete	**Zoning:**	R3
Foundation:	-	**Utilities:**	-
Features:	Elevator, No Animal Home, No Smoking Home		

Inclusions:	fridge, stove, dishwasher

WOW! ACT FAST! This is an AMAZING OPPORTUNITY to own in a newer multifamily Complex in ABASAND (built 2017). So much to LOVE about the neighborhood! Walking trails, schools, nestled close to downtown, makes this investment opportunity an attractive buy for the SAVVY first time home buyer or investor. If you are looking for AFFORDABLE LIVING, LOOK NO FURTHER! This 3 bedroom, 1 bath condo is located in a secure building with elevator. This beautiful apt features a garden door leading to a spacious balcony overlooking the greenspace. Inside the modern rich mocha cabinetry and spacious floor plan ticks all the buttons! There is onsite laundry in the building for easy access. UNDERGROUND assigned HEATED PARKING STALL is PERFECT for those who want the convenience of a garage! SUMMER IS Almost HERE BRING YOUR CHEQUE BOOK! CALL NOW! Tenant in place for those savvy buyers. Condo fees include: heat, water, sewer, garbage, exterior maintenance and maintenance for common property and common property insurance.