



**438, 201 Abasand Drive  
Fort McMurray, Alberta**

**MLS # A2297337**



**\$150,000**

<b>Division:</b>	Abasand		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	938 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 645
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters		

**Inclusions:** Window coverings, underground parking key fob, key to parking, key to unit.

Top-floor, single-level townhouse in one of Fort McMurray's most established communities. Three bedrooms, over 900 sq ft, and move-in ready. This one checks the boxes without breaking the budget. Inside, you'll find a bright, open layout anchored by a corner fireplace, rich espresso brown cabinetry, white appliances, and in-suite laundry. A full bathroom, separate storage room, and underground heated parking round out everything you need for comfortable, low-maintenance living. Step out onto the southwest-facing balcony and catch those Fort McMurray sunsets. Parks, trails, and river access are right at your doorstep, and with direct access to the bus route, the commute is equally effortless. Professionally painted and cleaned (carpets included) and available for immediate possession. \*\*Hood fan and dishwasher on order and will be included in the purchase.