



GRASSROOTS
REALTY GROUP

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332, 201 Abasand Drive
Fort McMurray, Alberta

MLS # A2118631



\$175,000

Division:	Abasand		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	992 sq.ft.	Age:	2017 (7 yrs old)
Beds:	3	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Combination, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	Sewer
Roof:	Asphalt	Condo Fee:	\$ 543
Basement:	-	LLD:	-
Exterior:	Other	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: all major furnishings (list to be provided) excluding any tenants personal belongings

INVESTOR ALERT! TURNKEY 3 Bed Condo is READY For IMMEDIATE OCCUPANCY, and Comes FURNISHED with 6 appliances, 3 beds, 1 full bath & UNDERGROUND HEATED PARKING! Surrounded with lots of upgrades, the cabinets have been upgraded to modern finishing, a Cozy Corner Fireplace has been installed, and the apt is surrounded by LUXURY VINYL Flooring! Decorated in neutral colors, this unit is sure to please the savvy buyer! Close to walking trails, schools, bus route, shopping & more! ACT NOW! CALL TODAY TO VIEW! Condo fee includes heat, hot water, insurance for the complex, maintenance for the common area. Please allow 24 hour notice to tenants for all showings.