



GRASSROOTS
REALTY GROUP

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**431, 201 Abasand Drive
Fort McMurray, Alberta**

MLS # A2125790



\$164,900

Division:	Abasand		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	940 sq.ft.	Age:	2017 (7 yrs old)
Beds:	3	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 560
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

Step into this stunning 3-bedroom, 1-bathroom CORNER apartment boasting a heated underground parking spot. Built in 2017, this remarkable property offers the perfect blend of contemporary design and affordability. As you enter, you're greeted by a spacious living area featuring a cozy corner fireplace and expansive windows bathing the space in natural light. The kitchen is equipped with sleek stainless steel appliances, modern cabinetry, and a beautiful backsplash. Convenience is key with in-unit laundry and a generously sized storage room right beside it. Don't miss out on the opportunity to call it home.