



GRASSROOTS
REALTY GROUP

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**422, 201 Abasand Drive
Fort McMurray, Alberta**

MLS # A2207546



\$139,900

Division:	Abasand		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,131 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 595
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Vinyl Windows		

Inclusions: n/a

Welcome to Wildwood Estates located in Abasand. This move-in-ready condo features open concept living with 3 bedrooms and 1.5 bathrooms. You will absolutely love the underground parking stall in the heated parking especially during those cold winter months. . The main living area is bright with plenty of windows, very spacious and with laminate flooring. The kitchen is spacious with ample cupboard and counter space complimented with a dark finish on the cupboards. To finish off this level is the half bathroom & laundry room with side-by-side washer & dryer. The lower level has 3 bedrooms, including the master with two closets. Just outside the primary bedroom is a shared 4pc bath and a walk-in storage closet. Condo Fees include heat, water, sewer, snow removal, common property maintenance and professional management. Quick closing available.