

# \$144,900 - 336, 201 Abasand Drive, Fort McMurray

MLS® #A2199914

**\$144,900**

3 Bedroom, 1.00 Bathroom, 935 sqft  
Residential on 0.00 Acres

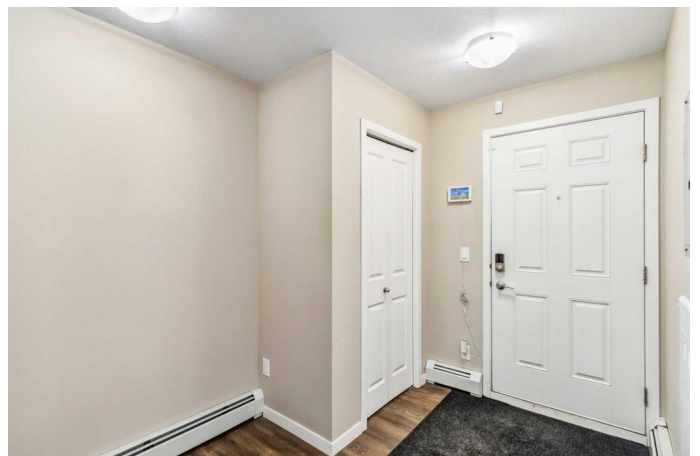
Abasand, Fort McMurray, Alberta

Introducing a charming and affordable 3 bedroom living option in the heart of Abasand. Welcome to 336-201 Abasand Drive! This 1 level, top floor unit offers a comfortable and stylish, turnkey-lifestyle. Featuring three bedrooms and situated in a desirable location, this home is perfect for families or individuals seeking a convenient residence. Inside, you'll find full bathroom, storage room and in-suite laundry facilities. The kitchen includes stainless steel appliances and modern white cabinets. The living room is the heart of the home, featuring a cozy fireplace that adds warmth and ambiance to the space. Not only does this townhouse offer sophisticated style, but it's also ideally located close to all amenities, parks, trails, and the river. Exploring the outdoors and enjoying recreational activities is a breeze with everything at your doorstep. Additionally, the townhouse is conveniently situated on the bus route, ensuring easy access to transportation options. Experience affordable living with a touch of sophistication in this level 3 bedroom top floor unit townhouse. Book your showing today! \*PROFESSIONALLY CLEANED INCLUDING CARPETS.

Built in 2017

## Essential Information

MLS® #	A2199914
Price	\$144,900



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	935
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	336, 201 Abasand Drive
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	t9J 1L3

### **Amenities**

Amenities	Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall, Underground

### **Interior**

Interior Features	Laminate Counters, Storage
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

### **Exterior**

Exterior Features	Balcony
Construction	Composite Siding

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	48
Zoning	R3

### **Listing Details**

Listing Office            COLDWELL BANKER UNITED

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