

# \$159,000 - 422, 201 Abasand Drive, Fort McMurray

MLS® #A2207546

## \$159,000

3 Bedroom, 2.00 Bathroom, 1,131 sqft

Residential on 0.00 Acres

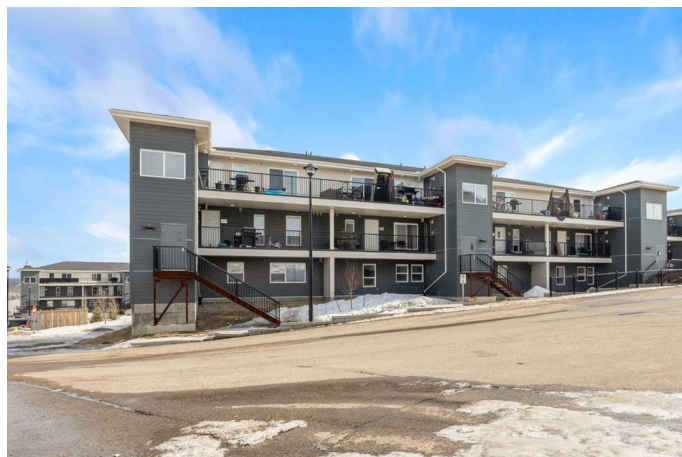
Abasand, Fort McMurray, Alberta

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.

Built in 2017

## Essential Information

MLS® #	A2207546
Price	\$159,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,131



Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

### **Community Information**

Address	422, 201 Abasand Drive
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 1L6

### **Amenities**

Amenities	Clubhouse
Parking Spaces	1
Parking	Parkade

### **Interior**

Interior Features	Laminate Counters, Vinyl Windows
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
# of Stories	2

### **Exterior**

Exterior Features	Balcony
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	26
Zoning	R3

### **Listing Details**

Listing Office	3% REALTY FORT MCMURRAY
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.