

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

MLS® #A2199914

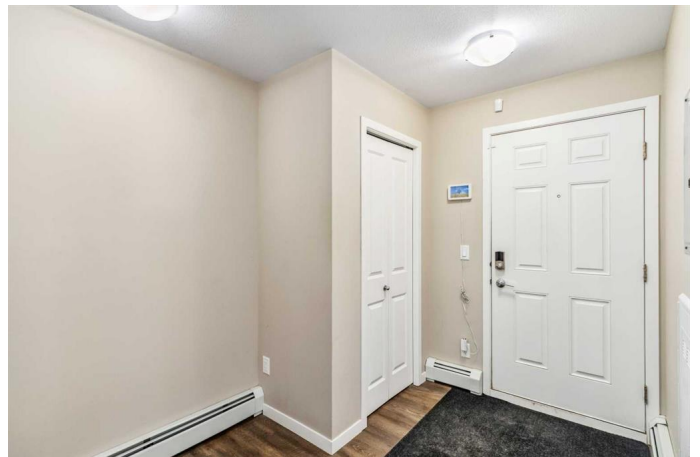
**\$144,900**

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

Abasand, Fort McMurray, Alberta

Introducing a charming and affordable living option in the heart of Abasand. A 1 level, top floor unit offers a comfortable and stylish lifestyle. Featuring three bedrooms and situated in a desirable location, this home is perfect for families or individuals seeking a convenient and cozy residence. Inside, you'll find a well-appointed full bathroom, ensuring convenience and privacy for residents. A storage room provides ample space for keeping your belongings organized, while the in-suite laundry facilities offer added convenience. The kitchen boasts stainless steel appliances and modern white cabinets, creating an elegant and functional space for culinary endeavours. The living room is the heart of the home, featuring a cozy gas fireplace that adds warmth and ambiance to the space. It's the perfect spot to gather with loved ones or unwind after a long day. 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!

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
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Construction      Composite Siding

### **Additional Information**

Date Listed      March 6th, 2025

Days on Market      30

Zoning      R3

### **Listing Details**

Listing Office      COLDWELL BANKER UNITED

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