

# \$159,000 - 628, 201 Abasand Drive, Fort McMurray

MLS® #A2201468

**\$159,000**

4 Bedroom, 2.00 Bathroom, 1,216 sqft

Residential on 0.00 Acres

Abasand, Fort McMurray, Alberta

Unique Investment opportunity! Rare opportunity to own a FOUR BEDROOM unit at Wildwood Estates! This 1216 sq ft, 4 bed, 1.5 bath multi-level unit sits in the quiet and established neighbourhood of Abasand. The main level of this functional unit offers a spacious living room with carpet flooring, electric fireplace with tile surround, dining room and large windows that let in plenty of natural light! This unique layout offers a bonus space that can be utilized for additional dining or and office and sits off the galley style kitchen. The bright kitchen is complete with white cabinetry with silver hardware, grey laminate countertops and black appliances. Finishing off the main level is a spacious 2 piece bathroom with washer and dryer. Head down to the lower level that offers 4 bedrooms with carpet flooring, large storage closet, as well as a beautifully finished 4-piece bathroom with single white vanity, soaker tub and tile walls. This unit comes with a convenient underground assigned parking (stall 6-25). The community of Abasand offer several school, access to outdoor trails and provide quick access to the amenities of downtown. Condo fees are \$735.00 per month and include: water, heat, sewage, garbage disposal, exterior building insurance, reserve fund contributions, and professional management. In addition to the condo fee there is a monthly loan payment to the condo corporation of \$111.05 until December 2025. At that time the balance owing on the loan will be



approximately \$4200.00. Call now to schedule your private viewing!

Built in 2017

### Essential Information

MLS® #	A2201468
Price	\$159,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,216
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

### Community Information

Address	628, 201 Abasand Drive
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 1L6

### Amenities

Amenities	Other, Parking
Parking Spaces	1
Parking	Parkade

### Interior

Interior Features	Laminate Counters, Open Floorplan, Pantry, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Electric, Living Room, Tile
# of Stories	2

## Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 11th, 2025
Days on Market	53
Zoning	R3

## Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
----------------	------------------------

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.