

# \$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	9
Zoning	R3

### **Listing Details**

Listing Office	3% REALTY FORT MCMURRAY
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