

**1330, 201 Abasand Drive  
Fort McMurray, Alberta**

**MLS # A2151731**



## \$139,900

<b>Division:</b>	Abasand		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	946 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 645
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Refrigerator, Stove and Dishwasher

Welcome to 201 Abasand Drive #1330. This gorgeous 3-bedroom unit in The Aspens at Wildwood Estates is a true gem, perfect for first-time homeowners or savvy investors! Nestled in the picturesque Abasand area, this property offers a unique blend of comfort, convenience, and style. As you enter the unit, you are welcomed by a spacious galley kitchen with ample counter space and rich cabinetry. The kitchen flows seamlessly into the dining area, making meal preparation and entertaining a breeze. The living room is filled with natural light from floor-to-ceiling windows and provides easy access to the balcony. This creates a perfect flow for entertaining guests or simply relaxing while enjoying the view. There is also an electric fireplace to set a cozy ambiance. This unit features 3 generously sized bedrooms, each offering comfort and ample space for relaxation. There is a 4-piece bathroom right across the primary bedroom. In addition to this, there is another 2-piece bathroom for your convenience. Complete with an assigned parking stall, this home offers convenience and peace of mind for residents and guests. Located just a short drive from downtown, this home is close to schools, outdoor amenities, walking trails, and more, providing an affordable yet exceptional ownership opportunity. Don't miss your chance to own this fantastic home and call today to book your personal viewing.