

**635, 201 Abasand Drive
Fort McMurray, Alberta**

MLS # A2157487



\$155,000

Division:	Abasand		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	964 sq.ft.	Age:	2017 (7 yrs old)
Beds:	3	Baths:	1
Garage:	Guest, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s)	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	-	Condo Fee:	\$ 624
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Closet Organizers		

Inclusions:	N/A		
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Welcome to Wildwood Estates! 635-201 Abasand Drive is a condo that's move-in ready, just pack your bags and load up your furniture! This 3 bedroom condo is on the TOP FLOOR with private access through the exterior. It comes with 5 high-end appliances, a 4-piece bathroom and in-suite laundry. As an added bonus, this unit comes with underground heated parking that you access through a heated stairwell just outside of your front door – a great feature for these cold winter months! The gas fireplace nestled in the corner of the living room is sure to keep you cozy too. In the summer, enjoy the HUGE balcony accessed through the garden doors off of your living room and take in the gorgeous views. This home has a neutral colour palate throughout, ready for your creativity. Located in the desirable neighbourhood of Abasand, it's situated close to walking trails, schools, transit and more. Condo fees include heat, water, insurance, common area maintenance, garbage & snow removal. Come see this affordable home today!