

338, 201 Abasand Drive  
Fort McMurray, Alberta

MLS # A2167591



## \$154,900

<b>Division:</b>	Abasand		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	942 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 560
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** fridge, stove, dishwasher, washer dryer

Welcome to 201 Abasand Drive #338! This 3-bedroom, 1-bathroom top floor end unit condo offers spectacular views at an unbeatable price. It's the perfect place to call home or seize as an investment opportunity in the ideal Abasand location. The unit boasts modern finishes, including an acrylic ice fireplace, a cozy living space, and a stylish kitchen with espresso cabinets, ambient lighting, and a full backsplash. The open layout makes it great for entertaining, and there's also in-suite laundry and a storage room. Plus, you'll have access to secure underground parking. This home is ready for new owners, so call now to book your private viewing!"