

# \$175,000 - 816, 201 Abasand Drive, Fort McMurray

MLS® #A2196289

**\$175,000**

3 Bedroom, 2.00 Bathroom, 1,125 sqft

Residential on 0.00 Acres

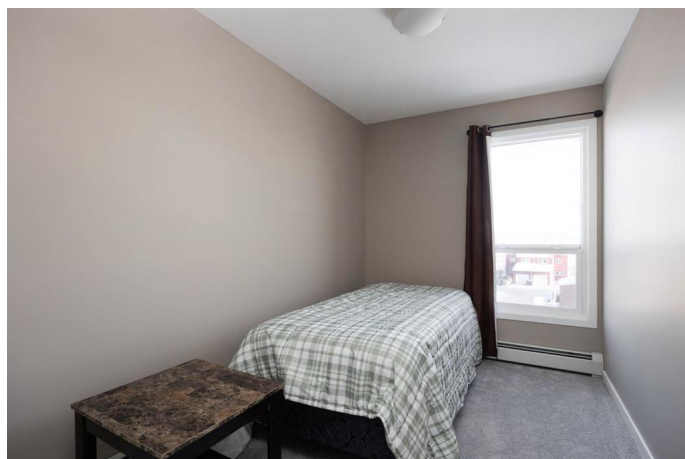
Abasand, Fort McMurray, Alberta

Corner UNIT! Affordable Living! 3 Bedrooms! Enjoy townhome living in the quiet and desirable neighbourhood of Abasand! This 1023 sq ft, 3 bed, 1.5 bath, two storey townhome provides an ideal starter home or investment property! The main entryway has been upgraded With ceramic tile flooring. Enjoy an open concept main level that features cozy living room with light carpets, kitchen with white appliances, laminate counters and side pantry. The upper level features 3 bedroom and a 4 piece bathroom. Wildwood Estates is an great family community that is surrounded by river views, stunning trails, recreational vehicles , multiple playgrounds, and is close to all major bus routes. This unit is complete with in-suite laundry, 1 large storage room, and a large balcony off the front door. There is one (assigned) underground parking stall. Call now to schedule your private viewing!

Built in 2017

## Essential Information

MLS® #	A2196289
Price	\$175,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,125



Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	816, 201 Abasand Drive
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J1L3

### Amenities

Amenities	Other
Parking Spaces	1
Parking	Parkade

### Interior

Interior Features	Laminate Counters, Open Floorplan, Pantry
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Other
Roof	Asphalt
Construction	None
Foundation	Poured Concrete

### Additional Information

Date Listed	February 24th, 2025
Days on Market	69
Zoning	R3

### Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.