

\$124,900 - 522, 201 Abasand Drive, Fort McMurray

MLS® #A2255601

\$124,900

3 Bedroom, 1.00 Bathroom, 1,026 sqft

Residential on 0.00 Acres

Abasand, Fort McMurray, Alberta

CALLING ALL SAVVY BUYERS! 3 Bedroom, 1.5 baths full, beautiful galley kitchen with White Appliances is sure to please! The inviting living room is perfect to cozy up in and great for entertaining family and friends. Located in the popular neighborhood of Abasand Heights, this unique style condo with bedrooms in the basement makes the PERFECT Investment or Starter Home! Comes with one underground assigned parking stalls. Close to schools, bus route, hospital, downtown and shopping. CALL NOW TO BOOK YOUR PERSONAL TOUR! Condo fee includes heat, water, sewer, trash, insurance for the complex (common property) and exterior maintenance for the common areas.

Built in 2017

Essential Information

MLS® #	A2255601
Price	\$124,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,026
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment



Style	Single Level Unit
Status	Active

Community Information

Address	522, 201 Abasand Drive
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 1L6

Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking, Laundry
Parking Spaces	1
Parking	Underground

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Natural Gas, Combination
Cooling	None
Fireplaces	Great Room
# of Stories	4

Exterior

Exterior Features	Lighting
Roof	Asphalt
Construction	Other
Foundation	Poured Concrete

Additional Information

Date Listed	September 9th, 2025
Days on Market	57
Zoning	R3

Listing Details

Listing Office	RE/MAX Connect
----------------	----------------

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.