

# \$145,900 - 112, 201 Abasand Drive, Fort McMurray

MLS® #A2250542

**\$145,900**

3 Bedroom, 2.00 Bathroom, 1,136 sqft

Residential on 0.00 Acres

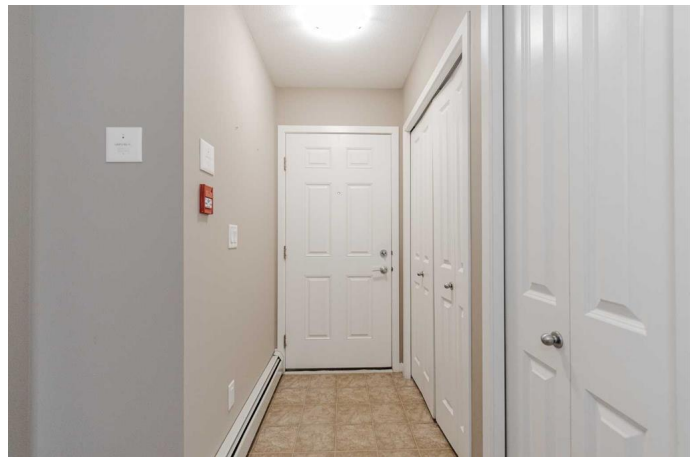
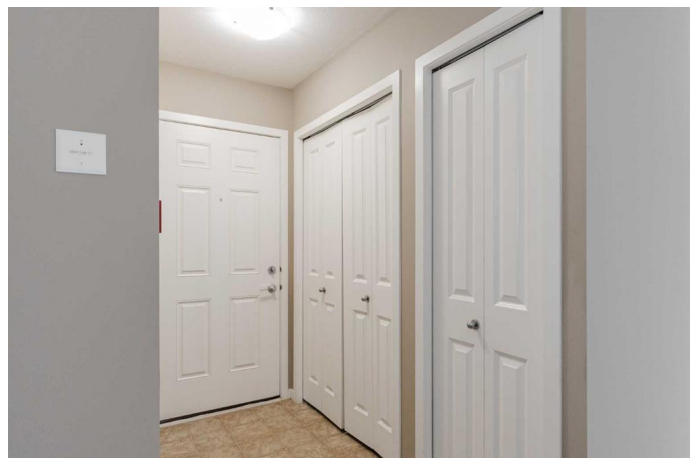
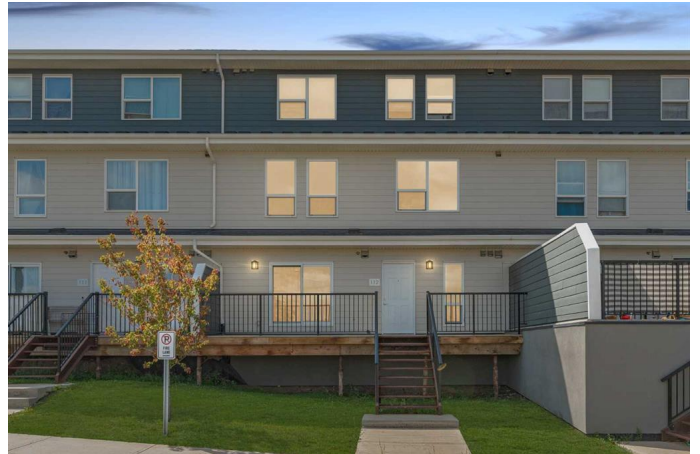
Abasand, Fort McMurray, Alberta

Welcome to Wildwood Estates; Whether you're a first-time buyer or searching for a smart investment, this newer developed condominium offers 3-bedroom, 1.5-bathroom is a fantastic choice.

Tucked into the family-friendly community of Abasand, you'll enjoy quick access to schools, parks, transit, scenic trails, and the nearby OHV staging area perfect for outdoor adventure enthusiasts.

Inside, the bright and functional layout features a well-equipped kitchen that opens to a cozy dining space and flows seamlessly into a spacious living room filled with natural light. A convenient in-suite laundry and a half bathroom finish off the main floor. Sliding doors off the living room open to one of the home's best highlights: a massive private patio with peaceful forest views, ideal for entertaining or simply relaxing in nature.

Upstairs, you'll find three comfortable bedrooms, a large storage closet, and a four-piece bathroom located at the end of the hall. The unit also includes an assigned heated underground parking stall, and the well-managed complex offers on-site management for extra peace of mind. Plus, condo fees conveniently cover water, heat, sewage, and garbage-making ownership simple.



Move-in ready and perfectly located, this home is ready to welcome its next owner. Schedule your private tour today!

Built in 2017

### Essential Information

|                |                  |
|----------------|------------------|
| MLS® #         | A2250542         |
| Price          | \$145,900        |
| Bedrooms       | 3                |
| Bathrooms      | 2.00             |
| Full Baths     | 1                |
| Half Baths     | 1                |
| Square Footage | 1,136            |
| Acres          | 0.00             |
| Year Built     | 2017             |
| Type           | Residential      |
| Sub-Type       | Apartment        |
| Style          | Multi Level Unit |
| Status         | Active           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 112, 201 Abasand Drive |
| Subdivision | Abasand                |
| City        | Fort McMurray          |
| County      | Wood Buffalo           |
| Province    | Alberta                |
| Postal Code | T9J1L6                 |

### Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Amenities      | Parking, Secured Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                              |
| Parking        | Assigned, Parkade, Secured, Stall, Underground                 |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Closet Organizers, Pantry, Storage                           |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Baseboard, Boiler                                            |
| Cooling           | None                                                         |

# of Stories                2

## **Exterior**

Exterior Features    Private Entrance  
Construction        Composite Siding, Concrete

## **Additional Information**

Date Listed            August 19th, 2025  
Days on Market       29  
Zoning                 R3

## **Listing Details**

Listing Office         The Agency North Central Alberta

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