

# \$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 |
|----------------|----------------|

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