

# \$129,900 - 534, 201 Abasand Drive, Fort McMurray

MLS® #A2247955

**\$129,900**

3 Bedroom, 1.00 Bathroom, 943 sqft

Residential on 0.00 Acres

Abasand, Fort McMurray, Alberta

TOP FLOOR UNIT! NO CONDO FEES UNTIL 2026! Welcome to 534-201 Abasand nestled into Wildwood Estates. This unit is in excellent condition and available immediately. Featuring a galley kitchen and a large living room with a corner fireplace and lots of natural light through large patio door leading to a spacious balcony. Down the hallway you will find 3 bedrooms, in suite laundry and a 4PC bathroom, linen closet and storage! This unit comes with heated underground parking (B5-08). Condo fees include heat, water, insurance, common area maintenance, garbage & snow removal.

Built in 2017

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2247955          |
| Price          | \$129,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 943               |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information



|             |                        |
|-------------|------------------------|
| Address     | 534, 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 |
| Parking Spaces | 1   |
| Parking        | Off Street, Parkade, Stall                    |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Vinyl Windows   |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, See Remarks, Stove(s), Washer |
| Heating           | Baseboard   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| # of Stories      | 3   |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Balcony      |
| Construction      | Vinyl Siding |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 1                 |
| Zoning         | R3                |

### Listing Details

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

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