

# \$138,000 - 332, 201 Abasand Drive, Fort McMurray

MLS® #A2237269

**\$138,000**

3 Bedroom, 1.00 Bathroom, 952 sqft

Residential on 0.00 Acres

Abasand, Fort McMurray, Alberta

**TURNKEY & FULLY FURNISHED!** Just unpack and relax in this stylish, move in ready 3 bedroom condo featuring underground heated parking, a must have during Fort McMurray winters!

This bright and welcoming home is loaded with upgrades, including modern cabinetry, LUXURY VINYL plank flooring throughout, and a charming corner fireplace that adds warmth and character to the open-concept living space. The spacious full bathroom is clean and modern, and all bedrooms are generously sized with great closet space.

Perfectly located near walking trails, top-rated schools, shopping, dining, and public transit, this condo offers both comfort and convenience in one affordable package. Whether you're a first-time buyer, savvy investor, or simply looking for low-maintenance living, this property checks all the boxes.

Enjoy peace of mind with condo fees that cover heat, hot water, building insurance, and common area maintenance.

Bonus: Furniture is included, making this a rare turnkey opportunity for anyone looking to settle in or generate immediate rental income.

Built in 2017

## Essential Information



MLS® #	A2237269
Price	\$138,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	952
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

### Community Information

Address	332, 201 Abasand Drive
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 1L6

### Amenities

Amenities	Other
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Natural Gas, Combination
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Concrete

**Additional Information**

Date Listed	July 4th, 2025
Days on Market	18
Zoning	R3

**Listing Details**

Listing Office	EXP REALTY
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