

# **\$164,888 - 712, 201 Abasand Drive, Fort McMurray**

MLS® #A2261812

**\$164,888**

3 Bedroom, 2.00 Bathroom, 1,020 sqft

Residential on 0.00 Acres

Abasand, Fort McMurray, Alberta

READY FOR IMMEDIATE OCCUPANCY  
BRAND NEW KITCHEN APPLIANCES,  
BRAND NEW KITCHEN COUNTER TOPS!  
FULLY UPGRADED TOWNHOME BUILT IN  
2017, FINISHED WITH QUARTZ  
COUTERTOPS AND LUXURY VINYL  
PLANK, 3 BEDROOMS, 2 BATHS, INSUITE  
LAUNDRY, AND A MASSIVE FRONT DECK.  
Situated in the heart of Abasand, next to  
walking trails, schools, parks, and minutes  
from the downtown core. This 2-storey  
townhome stands out from the rest with its  
oversized front concrete deck. Step inside this  
modern townhome with a spacious front living  
room offering loads of space for your family  
room and additional space for a children's play  
space or office. This level continues with a  
galley kitchen with bright white cabinetry,  
butcher block look countertops, and brand new  
stainless steel appliances. The main level is  
complete with a 2-piece bathroom and laundry  
room. The upper level is complete with 3  
bedrooms offering ample space, large  
windows, and a 4 pc bathroom. In addition, the  
upper level offers a large storage room. An  
additional feature is one underground parking  
stall. This home has also just had a  
professional move out clean done which  
included steam cleaning of carpets. Condo  
fees include heat, water, building insurance,  
garage, sewer, and common area  
maintenance. Call today for your personal  
tour.



Built in 2017

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2261812      |
| Price          | \$164,888     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,020         |
| Acres          | 0.00          |
| Year Built     | 2017          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 712, 201 Abasand Drive |
| Subdivision | Abasand                |
| City        | Fort McMurray          |
| County      | Wood Buffalo           |
| Province    | Alberta                |
| Postal Code | T9J1L7                 |

## Amenities

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Amenities      | Park, Parking, Snow Removal, Visitor Parking, RV/Boat Storage, Trash |
| Parking Spaces | 1                                                                    |
| Parking        | Assigned, Parkade, Underground                                       |

## Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Vinyl Windows |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer                                    |
| Heating           | High Efficiency, Natural Gas                                                        |
| Cooling           | None                                                                                |
| Has Basement      | Yes                                                                                 |
| Basement          | None, Walk-Out                                                                      |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony                |
| Lot Description   | Street Lighting, Treed |
| Roof              | Asphalt Shingle        |
| Construction      | Vinyl Siding           |
| Foundation        | Poured Concrete        |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 27                |
| Zoning         | R3                |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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