



GRASSROOTS
REALTY GROUP

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30, 100 Albion Drive
Fort McMurray, Alberta

MLS # A2322334



\$200,000

Division:	Abasand		
Type:	Residential/Five Plus		
Style:	3 Level Split		
Size:	1,503 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2 full / 2 half
Garage:	Garage Faces Front, Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Garden, No Neighbour		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 510
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: AS IS, WHERE IS, AT TIME OF POSSESSION

Located in the desirable Abasand neighbourhood, this corner end-unit offers added privacy and peaceful green space views. Featuring 2 bedrooms and a functional layout, the open-concept main living area provides a comfortable space for everyday living, with a seamless flow between the kitchen, dining, and living areas. The walk-out lower level adds valuable living space and convenient outdoor access, allowing you to enjoy the surrounding natural setting. While the home could benefit from some updating and TLC, it presents an excellent opportunity to build equity and make it your own. Complete with an attached single-car garage, this property is ideal for first-time buyers, investors, or anyone looking for a home with great potential in a sought-after location.