



GRASSROOTS
REALTY GROUP

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524, 201 Abasand Drive
Fort McMurray, Alberta

MLS # A2333924



\$155,000

Division:	Abasand		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,030 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Leased, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 595
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Televisions and mounts, Bedroom Air Conditioners

Why rent when you can own? Tucked away in Abasand, this 3 bedroom, 2 bathroom condo with private entry is move in ready and includes TWO UNDERGROUND HEATED PARKING SPACES! The main floor entrance welcomes you home with a double coat closet and leads to the spacious living room/dining room with patio door to the large balcony. Just off this room is the kitchen with rich dark cabinets, crisp white appliances and a large pantry for storage. Also conveniently, located on this level is the 2 piece bathroom/laundry room. Downstairs are 3 good sized bedrooms, each with their own portable Air Conditioner and TV, 4 piece bathroom and storage room. This one won't last long!