

# \$149,900 - 116, 201 Abasand Drive, Fort McMurray

MLS® #A2241711

**\$149,900**

3 Bedroom, 2.00 Bathroom, 1,030 sqft

Residential on 0.00 Acres

Abasand, Fort McMurray, Alberta

Welcome to 201 Abasand Drive #116 Whether you're a first-time buyer or looking for a smart investment, this 3-bedroom, 2-bathroom CONDO delivers. Located in the vibrant community of Abasand, you're just steps away from schools, parks, scenic trails, and transit. Step inside to a bright and functional white kitchen. The main floor also features in-unit laundry and a convenient half bath. A great size living room. Upstairs, you'll find 3 bedrooms, a large storage closet, and a full 4-piece bathroom located just off the primary bedroom. One of the standout features of this unit is the massive private patio, ideal for entertaining or relaxing in the summer sun.

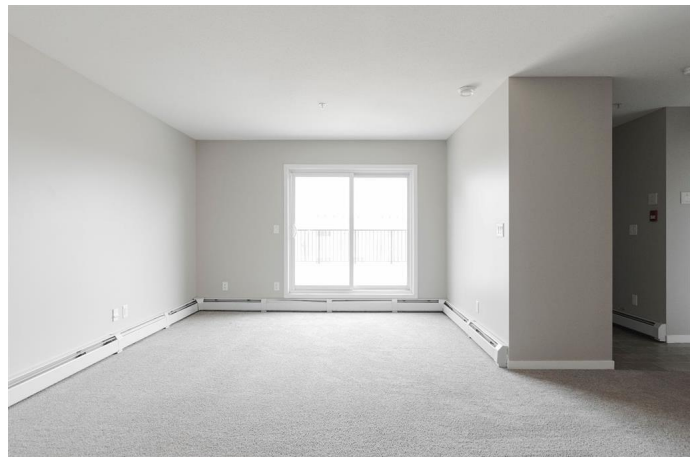
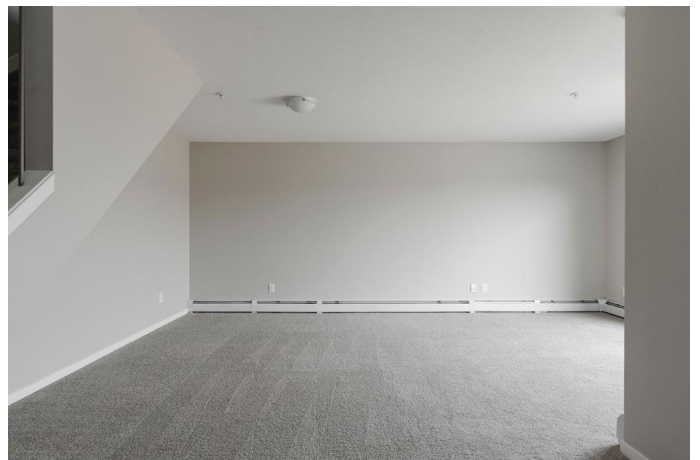
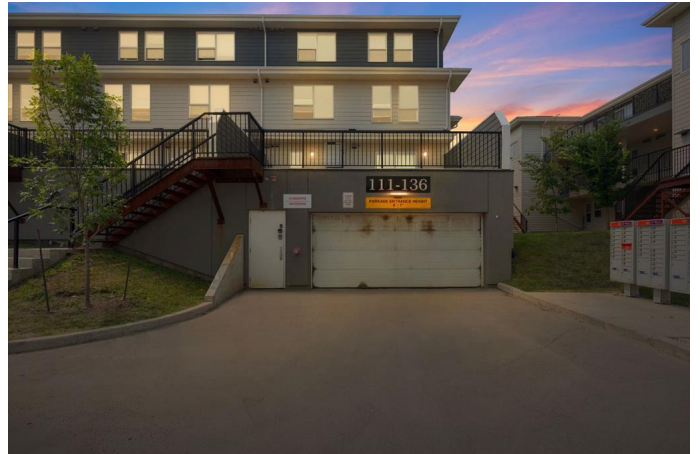
Complete with one assigned heated underground parking stall and situated in a well-managed complex, this home is move-in ready and waiting for its new owner.

Don't miss out! schedule your private tour today!

Built in 2017

## Essential Information

MLS® #	A2241711
Price	\$149,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1



Half Baths	1
Square Footage	1,030
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

### **Community Information**

Address	116, 201 Abasand Drive
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	t9j1l2

### **Amenities**

Amenities	Other
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	Laminate Counters
Appliances	Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Radiant
Cooling	None
# of Stories	3

### **Exterior**

Exterior Features	Balcony
Construction	Other

### **Additional Information**

Date Listed	July 21st, 2025
Days on Market	5
Zoning	R3

### **Listing Details**

Listing Office

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