

# \$145,900 - 116, 201 Abasand Drive, Fort McMurray

MLS® #A2267698

**\$145,900**

3 Bedroom, 2.00 Bathroom, 1,030 sqft

Residential on 0.00 Acres

Abasand, Fort McMurray, Alberta

Welcome to 201 Abasand Drive #116 ALL NEW FLOORING JUST INSTALLED. (NO CARPET) 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.

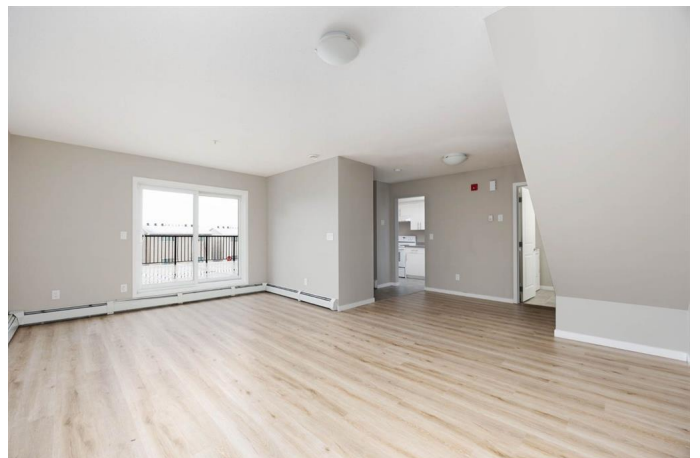
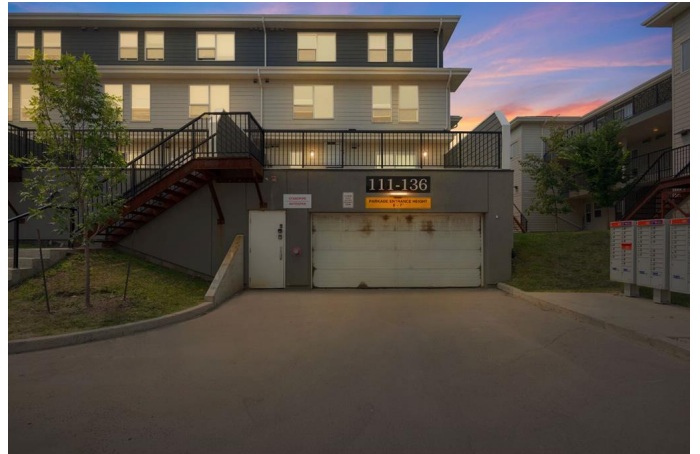
Complete with one assigned heated underground parking stall and situated in a well-managed complex, this home is move-in ready and waiting for its new owner.

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

Built in 2017

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2267698  |
| Price    | \$145,900 |
| 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 Hood, Refrigerator, Washer/Dryer, Range |
| Heating           | Radiant                                       |
| Cooling           | None                                          |
| # of Stories      | 3                                             |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
| Construction      | Other   |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2025 |
| Days on Market | 17                 |
| Zoning         | R3                 |

**Listing Details**

Listing Office            EXP REALTY

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