

# \$124,900 - 522, 201 Abasand Drive, Fort McMurray

MLS® #A2255601

**\$124,900**

3 Bedroom, 1.00 Bathroom, 1,026 sqft  
Residential on 0.00 Acres

Abasand, Fort McMurray, Alberta

CALLING ALL SAVVY BUYERS! 3 Bedroom, 1.5 baths full, beautiful galley kitchen with White Appliances is sure to please! The inviting living room is perfect to cozy up in and great for entertaining family and friends. Located in the popular neighborhood of Abasand Heights, this unique style condo with bedrooms in the basement makes the PERFECT Investment or Starter Home! Comes with one underground assigned parking stalls. Close to schools, bus route, hospital, downtown and shopping. CALL NOW TO BOOK YOUR PERSONAL TOUR! Condo fee includes heat, water, sewer, trash, insurance for the complex (common property) and exterior maintenance for the common areas.

Built in 2017

## Essential Information

MLS® #	A2255601
Price	\$124,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,026
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment



Style	Single Level Unit
Status	Active

### Community Information

Address	522, 201 Abasand Drive
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 1L6

### Amenities

Amenities	Laundry, Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Natural Gas, Combination
Cooling	None
Fireplaces	Great Room
# of Stories	4

### Exterior

Exterior Features	Lighting
Roof	Asphalt
Construction	Other
Foundation	Poured Concrete

### Additional Information

Date Listed	September 9th, 2025
Days on Market	1
Zoning	R3

### Listing Details

Listing Office	RE/MAX Connect
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