

\$164,888 - 712, 201 Abasand Drive, Fort McMurray

MLS® #A2261812

\$164,888

3 Bedroom, 2.00 Bathroom, 1,020 sqft

Residential on 0.00 Acres

Abasand, Fort McMurray, Alberta

READY FOR IMMEDIATE OCCUPANCY
BRAND NEW KITCHEN APPLIANCES,
BRAND NEW KITCHEN COUNTER TOPS!
FULLY UPGRADED TOWNHOME BUILT IN
2017, FINISHED WITH QUARTZ
COUNTERTOPS AND LUXURY VINYL
PLANK, 3 BEDROOMS, 2 BATHS, INSUITE
LAUNDRY, AND A MASSIVE FRONT DECK.
Situated in the heart of Abasand, next to
walking trails, schools, parks, and minutes
from the downtown core. This 2-storey
townhome stands out from the rest with its
oversized front concrete deck. Step inside this
modern townhome with a spacious front living
room offering loads of space for your family
room and additional space for a children's play
space or office. This level continues with a
galley kitchen with bright white cabinetry,
butcher block look countertops, and brand new
stainless steel appliances. The main level is
complete with a 2-piece bathroom and laundry
room. The upper level is complete with 3
bedrooms offering ample space, large
windows, and a 4 pc bathroom. In addition, the
upper level offers a large storage room. An
additional feature is one underground parking
stall. This home has also just had a
professional move out clean done which
included steam cleaning of carpets. Condo
fees include heat, water, building insurance,
garage, sewer, and common area
maintenance. Call today for your personal
tour.



Built in 2017

Essential Information

MLS® #	A2261812
Price	\$164,888
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,020
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	712, 201 Abasand Drive
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J1L7

Amenities

Amenities	Park, Parking, Snow Removal, Trash, Visitor Parking, RV/Boat Storage
Parking Spaces	1
Parking	Assigned, Parkade, Underground

Interior

Interior Features	Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	High Efficiency, Natural Gas
Cooling	None
Has Basement	Yes
Basement	None, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2025
Days on Market	5
Zoning	R3

Listing Details

Listing Office	COLDWELL BANKER UNITED
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