

**134, 201 Abasand Drive**  
**Fort McMurray, Alberta**

**MLS # A2272247**



**\$119,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Abasand                            |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | 2 Storey                           |               |                  |
| <b>Size:</b>     | 1,024 sq.ft.                       | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 3                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Stall                              |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | Back Yard                          |               |                  |

|                    |                                    |                   |        |
|--------------------|------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum                   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                    | <b>Condo Fee:</b> | \$ 624 |
| <b>Basement:</b>   | Other                              | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R3     |
| <b>Foundation:</b> | Poured Concrete                    | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Laminate Counters, Open Floorplan  |                   |        |

**Inclusions:** Fridge, Stove, dishwasher.

Exceptional Investment or First-Time Buyer Opportunity! Discover outstanding value with this rare three-bedroom unit in the well-managed Wildwood Estates community. Offering 1024 sq ft of comfortable, single-level living, this home is ideally situated in the quiet, established neighbourhood of Abasand—perfect for families, professionals, or investors seeking reliable rental potential. The bright and functional layout features a spacious living room with soft carpet underfoot, an inviting electric fireplace with tile surround, and large windows that fill the space with natural light. The adjoining dining area flows into a well-appointed kitchen, complete with dark cabinetry, modern hardware, durable laminate countertops, and clean white appliances. Down the hall are three generously sized bedrooms, all with carpet flooring, along with a full 4-piece bathroom. The unit also includes the convenience of underground assigned parking (Stall 1-12)—a valuable feature during Alberta winters. Residents of Abasand enjoy access to multiple schools, outdoor trails, and quick connectivity to downtown amenities, making this location both practical and desirable. Monthly condo fees of \$624.83 offer peace of mind and long-term value, covering: Water & heat Sewage & garbage removal Exterior building insurance Reserve fund contributions Professional property management Whether you're entering the market for the first time or expanding your investment portfolio, this property delivers affordability, functionality, and strong rental appeal. Don't miss out—contact us today to book your private viewing!