

**217, 201 Abasand Drive**  
**Fort McMurray, Alberta**

**MLS # A2273944**



**\$154,900**

<b>Division:</b>	Abasand		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,137 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 613
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, See Remarks		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER

Welcome to 217-201 Abasand Drive featuring a bright and spacious main floor with a large living room and dining area, along with a cozy kitchen equipped with black and stainless-steel appliances including a dishwasher. This level also offers a convenient 2-piece bathroom with in-suite laundry. Upstairs, you'll find three well-sized bedrooms, a 4-piece bathroom, and a generous storage room. Outside, enjoy your own front deck, and take advantage of the assigned heated parking stall (B2-13). This well-designed home offers comfort, convenience, and exceptional value. Call now to book your personal showing.