

# \$144,900 - 336, 201 Abasand Drive, Fort McMurray

MLS® #A2199914

**\$144,900**

3 Bedroom, 1.00 Bathroom, 935 sqft

Residential on 0.00 Acres

Abasand, Fort McMurray, Alberta

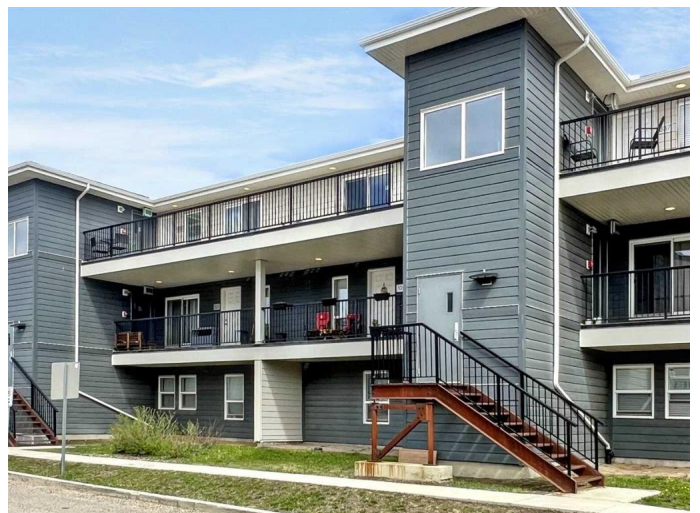
Affordable 3 Bedroom Townhouse for Sale in Abasand – Top Floor, Turnkey Living in Fort McMurray

Welcome to 336-201 Abasand Drive, a beautifully maintained and affordable 3 bedroom townhouse for sale in Fort McMurray. Located in the highly sought-after community of Abasand, this top-floor, single-level unit is the perfect fit for families, first-time buyers, or anyone looking for a move-in ready home with modern features.

Step inside this turnkey Fort McMurray townhouse to discover a bright, open layout featuring a spacious living area complete with a cozy corner fireplace, perfect for relaxing nights in. The white kitchen cabinetry, stainless steel appliances, and in-suite laundry add both function and style. With three full bedrooms, a full bathroom, and a separate storage room, you™ll have all the space you need to live comfortably.

This unit offers over 900 square feet of updated living space and comes with an underground heated parking stall. Enjoy stunning sunset views from the southwest-facing balcony, and make the most of your surroundings with nearby parks, trails, and river access – ideal for those who love the outdoors.

Situated directly on the Fort McMurray bus



route, commuting is convenient and stress-free. Whether youâ€™re a local homebuyer or relocating to Fort McMurray, this affordable Abasand condo offers excellent value, low maintenance living, and unbeatable access to nature and amenities.

Professionally cleaned, including carpets â€“ ready for immediate possession.

Book your private showing today and explore the charm of affordable homeownership in Abasand!

Built in 2017

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2199914          |
| Price          | \$144,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 935               |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 336, 201 Abasand Drive |
| Subdivision | Abasand                |
| City        | Fort McMurray          |
| County      | Wood Buffalo           |
| Province    | Alberta                |
| Postal Code | t9J 1L3                |

**Amenities**

|           |                                 |
|-----------|---------------------------------|
| Amenities | Parking, Trash, Visitor Parking |
|-----------|---------------------------------|

|                |                    |
|----------------|--------------------|
| Parking Spaces | 1                  |
| Parking        | Underground, Stall |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Laminate Counters, Storage   |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Baseboard  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| # of Stories      | 3  |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Balcony          |
| Construction      | Composite Siding |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 67              |
| Zoning         | R3              |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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