

\$130,000 - 1234, 201 Abasand Drive, Fort McMurray

MLS® #A2235811

\$130,000

3 Bedroom, 1.00 Bathroom, 934 sqft

Residential on 0.00 Acres

Abasand, Fort McMurray, Alberta

Welcome to this 3-bedroom condo in The Aspens, a newer development in Abasand, that offers comfort, convenience, and scenic views all in one package. Located on the 3rd floor, this unit features a spacious living area that opens onto a private balcony overlooking the green belt and forest, providing a peaceful and private setting. The kitchen is finished with bright white cabinetry and flows seamlessly into the dining area and large living room, which is filled with natural light and forest views. In addition to the three bedrooms, there's a 4-piece bathroom plus a generously sized storage area. Enjoy the added convenience of underground parking, shared laundry facilities, and condo fees that cover water, heat, sewage, and garbage. Just steps from Abasand's trail system, this home is perfect for nature lovers seeking a quiet yet connected lifestyle. It's a great option for both homeowners and investors alike. Don't miss out on your opportunity and CALL to book your private showing today!

Built in 2017

Essential Information

MLS® #	A2235811
Price	\$130,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1



Square Footage	934
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1234, 201 Abasand Drive
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 1J1

Amenities

Amenities	Elevator(s), Laundry, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall, Underground

Interior

Interior Features	Elevator, Storage
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator
Heating	Baseboard, Boiler
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Composite Siding, Wood Frame

Additional Information

Date Listed	July 3rd, 2025
Days on Market	38
Zoning	R3

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.