

\$129,900 - 1322, 201 Abasand Drive, Fort McMurray

MLS® #A2252011

\$129,900

3 Bedroom, 1.00 Bathroom, 954 sqft

Residential on 0.00 Acres

Abasand, Fort McMurray, Alberta

Greenbelt views! New LVP flooring throughout! Welcome to 1322-201 Abasand, located in the back of Abasand in a quiet and secure building, The Aspens. This second-floor unit offers unobstructed west-facing greenbelt views—the perfect backdrop to enjoy sunsets and watch Boreal Forest wildlife right from your balcony. Inside, the home has been tastefully renovated with durable LVP flooring throughout. The updated galley kitchen features stainless steel appliances and a classic subway tile backsplash, flowing into a dining nook and bright and spacious living room with balcony access. Down the hall, you’ll find three bedrooms, a 4-piece bathroom, and a large storage room. Residents of The Aspens enjoy secure underground parking (assigned stall #11-002), elevators, and convenient shared laundry facilities. Step outside and you’re immediately connected to Abasand’s extensive trail system and the beauty of the Boreal Forest. A move-in-ready home with views and nature at your doorstep—don’t miss this opportunity!

Built in 2017

Essential Information

MLS® #	A2252011
Price	\$129,900
Bedrooms	3



Bathrooms	1.00
Full Baths	1
Square Footage	954
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1322, 201 Abasand Drive
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 1H9

Amenities

Amenities	Laundry, Park, Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Off Street, Parkade, Stall, Underground

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, See Remarks, Stove(s), Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Cement Fiber Board

Additional Information

Date Listed	August 28th, 2025
Days on Market	27
Zoning	R3

Listing Details

Listing Office

RE/MAX Connect

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.