

# \$129,900 - 534, 201 Abasand Drive, Fort McMurray

MLS® #A2247955

**\$129,900**

3 Bedroom, 1.00 Bathroom, 943 sqft

Residential on 0.00 Acres

Abasand, Fort McMurray, Alberta

TOP FLOOR UNIT! NO CONDO FEES UNTIL 2026! Welcome to 534-201 Abasand nestled into Wildwood Estates. This unit is in excellent condition and available immediately. Featuring a galley kitchen and a large living room with a corner fireplace and lots of natural light through large patio door leading to a spacious balcony. Down the hallway you will find 3 bedrooms, in suite laundry and a 4PC bathroom, linen closet and storage! This unit comes with heated underground parking (B5-08). Condo fees include heat, water, insurance, common area maintenance, garbage & snow removal.

Built in 2017

## Essential Information

MLS® #	A2247955
Price	\$129,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	943
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information



Address	534, 201 Abasand Drive
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 1L6

### Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Off Street, Parkade, Stall

### Interior

Interior Features	Vinyl Windows
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, See Remarks, Stove(s), Washer
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

### Exterior

Exterior Features	Balcony
Construction	Vinyl Siding

### Additional Information

Date Listed	August 12th, 2025
Days on Market	1
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.