

# \$145,900 - 112, 201 Abasand Drive, Fort McMurray

MLS® #A2250542

**\$145,900**

3 Bedroom, 2.00 Bathroom, 1,136 sqft  
Residential on 0.00 Acres

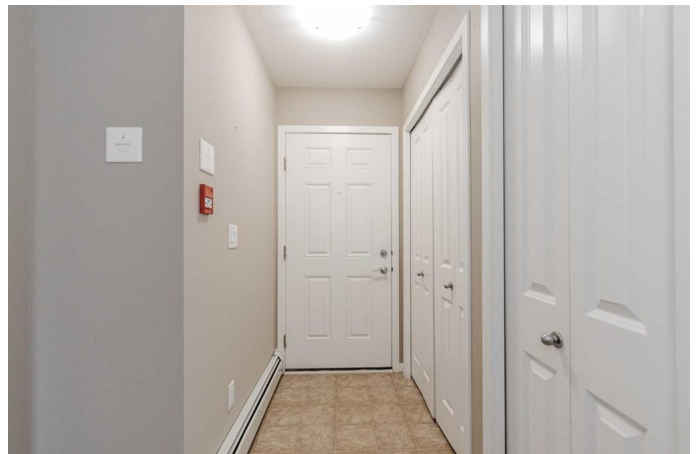
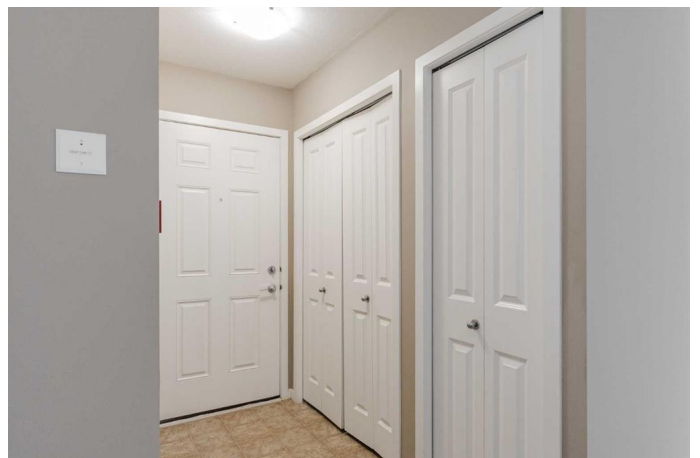
Abasand, Fort McMurray, Alberta

Welcome to Wildwood Estates; Whether you're a first-time buyer or searching for a smart investment, this newer developed condominium offers 3-bedroom, 1.5-bathroom is a fantastic choice.

Tucked into the family-friendly community of Abasand, you'll enjoy quick access to schools, parks, transit, scenic trails, and the nearby OHV staging area perfect for outdoor adventure enthusiasts.

Inside, the bright and functional layout features a well-equipped kitchen that opens to a cozy dining space and flows seamlessly into a spacious living room filled with natural light. A convenient in-suite laundry and a half bathroom finish off the main floor. Sliding doors off the living room open to one of the home's best highlights: a massive private patio with peaceful forest views, ideal for entertaining or simply relaxing in nature.

Upstairs, you'll find three comfortable bedrooms, a large storage closet, and a four-piece bathroom located at the end of the hall. The unit also includes an assigned heated underground parking stall, and the well-managed complex offers on-site management for extra peace of mind. Plus, condo fees conveniently cover water, heat, sewage, and garbage-making ownership simple.



Move-in ready and perfectly located, this home is ready to welcome its next owner. Schedule your private tour today!

Built in 2017

### Essential Information

MLS® #	A2250542
Price	\$145,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,136
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

### Community Information

Address	112, 201 Abasand Drive
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J1L6

### Amenities

Amenities	Parking, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Parkade, Secured, Stall, Underground

### Interior

Interior Features	Closet Organizers, Pantry, Storage
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Baseboard, Boiler
Cooling	None

# of Stories 2

## Exterior

Exterior Features Private Entrance

Construction Composite Siding, Concrete

## Additional Information

Date Listed August 19th, 2025

Days on Market 1

Zoning R3

## Listing Details

Listing Office The Agency North Central Alberta

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