# \$129,000 - 1328, 201 Abasand Drive, Fort McMurray

MLS® #A2221242

#### \$129,000

3 Bedroom, 1.00 Bathroom, 934 sqft Residential on 0.00 Acres

Abasand, Fort McMurray, Alberta

Welcome to The Aspensâ€"a newer condominium development tucked into the tranquil, tree-lined landscape of Abasand. This turn-key three-bedroom unit offers immediate possession, fresh paint (2025), and a bright, inviting layout that feels like home from the moment you step inside.

Situated at the quiet end of the hallway with only one neighbour, this unit offers extra privacy and calm. What truly sets it apart, though, are the serene forest views that surround youâ€"offering a daily connection to nature that's hard to find in condo living. Inside, a fresh white kitchen leads into a cozy dining area, and the spacious living room is flooded with natural light from oversized windows. Step out onto your private balcony to unwind, enjoy the treetop views, and breathe in the fresh air.

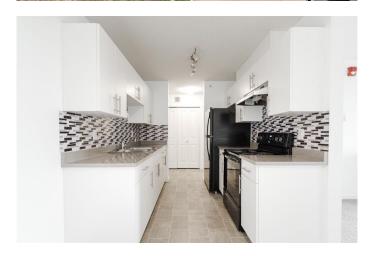
With three bedroomsâ€"including a generously sized primaryâ€"and a four-piece bathroom located at the end of the hall, this home is both functional and thoughtfully laid out. A large storage closet adds extra convenience.

The building features underground parking and shared laundry facilities, while the nearby trail system invites you to explore the natural beauty that surrounds the complex. Condo fees cover water, heat, sewage, and garbage, making this an excellent opportunity for first-time buyers, downsizers, or investors.

Affordable, peaceful, and perfectly locatedâ€"schedule your private tour of this beautiful unit today.







#### **Essential Information**

MLS® # A2221242 Price \$129,000

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 1328, 201 Abasand Drive

Subdivision Abasand

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9J 1L6

#### **Amenities**

Amenities Laundry

Parking Spaces

Parking Stall, Underground, Assigned

#### Interior

Interior Features Storage

Appliances Microwave, Refrigerator, Stove(s), Window Coverings

Heating Baseboard, Boiler

Cooling None

# of Stories 4

#### **Exterior**

Exterior Features Balcony

Construction Composite Siding, Concrete

#### **Additional Information**

Date Listed May 16th, 2025

Days on Market 166

Zoning R3

## **Listing Details**

Listing Office The Agency North Central Alberta

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