

1136, 201 Abasand Drive
Fort McMurray, Alberta

MLS # A2229337



\$125,000

Division:	Abasand		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	939 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 560
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Over the range Microwave, Blinds

Welcome to The Pines at 201 Abasand Drive. Where modern comfort meets the peaceful charm of tree lined surroundings. This beautifully upgraded two bedroom unit is move-in ready and perfectly positioned on the south facing side, offering a private balcony with serene forest views giving a daily retreat into nature. Originally built with all available UPGRADES, this unit features LUXURY VINYL PLANK FLOORING (NO CARPET), QUARTZ COUNTERTOPS, and modern finishes throughout. The bright, open-concept living space is flooded with natural light from oversized south-facing windows, making it feel warm, inviting, and spacious. The kitchen is finished with sleek white cabinetry and quartz counters, opening up to a dining room and a very generous living area, ideal for relaxing or entertaining. The primary bedroom is a standout, offering not one but TWO WALK-IN CLOSETS and ample space to unwind. The second bedroom is also generously sized and bright, with large windows that bring in views of the trees and sky. The bathroom mirrors the modern aesthetic with a quartz countertop and stylish fixtures. Located in a quiet and well maintained building, this unit offers peaceful living with the bonus of being just steps from Abasand's stunning trail system. Enjoy the convenience of underground parking, shared laundry, and condo fees that include water, heat, sewage, and garbage. This unit comes with one assigned parking stall as well as a rented stall for \$50/month which are located side by side. Whether you're a first-time buyer, downsizer, or investor, this unit offers a perfect blend of affordability, style, and natural beauty. Schedule your private tour of 1136-201 Abasand Drive today and see why life is better in The Pines.