

**422, 201 Abasand Drive**  
**Fort McMurray, Alberta**

**MLS # A2207546**



**\$149,900**

<b>Division:</b>	Abasand		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,131 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 595
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Vinyl Windows		

**Inclusions:** n/a

Welcome to Wildwood Estates located in Abasand. This move-in-ready condo features open concept living with 3 bedrooms and 1.5 bathrooms. You will absolutely love the underground parking stall in the heated parking especially during those cold winter months. . The main living area is bright with plenty of windows, very spacious and with laminate flooring. The kitchen is spacious with ample cupboard and counter space complimented with a dark finish on the cupboards. To finish off this level is the half bathroom & laundry room with side-by-side washer & dryer. The lower level has 3 bedrooms, including the master with two closets. Just outside the primary bedroom is a shared 4pc bath and a walk-in storage closet. Condo Fees include heat, water, sewer, snow removal, common property maintenance and professional management. Quick closing available.