

# \$129,900 - 1322, 201 Abasand Drive, Fort McMurray

MLS® #A2252011

**\$129,900**

3 Bedroom, 1.00 Bathroom, 954 sqft

Residential on 0.00 Acres

Abasand, Fort McMurray, Alberta

Greenbelt views! New LVP flooring throughout! Welcome to 1322-201 Abasand, located in the back of Abasand in a quiet and secure building, The Aspens. This second-floor unit offers unobstructed west-facing greenbelt views—the perfect backdrop to enjoy sunsets and watch Boreal Forest wildlife right from your balcony. Inside, the home has been tastefully renovated with durable LVP flooring throughout. The updated galley kitchen features stainless steel appliances and a classic subway tile backsplash, flowing into a dining nook and bright and spacious living room with balcony access. Down the hall, you’ll find three bedrooms, a 4-piece bathroom, and a large storage room. Residents of The Aspens enjoy secure underground parking (assigned stall #11-002), elevators, and convenient shared laundry facilities. Step outside and you’re immediately connected to Abasand’s extensive trail system and the beauty of the Boreal Forest. A move-in-ready home with views and nature at your doorstep—don’t miss this opportunity!

Built in 2017

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2252011  |
| Price    | \$129,900 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 954               |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1322, 201 Abasand Drive |
| Subdivision | Abasand                 |
| City        | Fort McMurray           |
| County      | Wood Buffalo            |
| Province    | Alberta                 |
| Postal Code | T9J 1H9                 |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Laundry, Park, Parking, Trash, Visitor Parking |
| Parking Spaces | 1                                              |
| Parking        | Off Street, Parkade, Stall, Underground        |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | See Remarks                                                       |
| Appliances        | Dishwasher, Refrigerator, See Remarks, Stove(s), Window Coverings |
| Heating           | Baseboard                                                         |
| Cooling           | None                                                              |
| # of Stories      | 4                                                                 |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony            |
| Construction      | Cement Fiber Board |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 13                |
| Zoning         | R3                |

### Listing Details

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.