

# \$135,000 - 1328, 201 Abasand Drive, Fort McMurray

MLS® #A2221242

**\$135,000**

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 thatâ€™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.



Built in 2017

### Essential Information

MLS® #	A2221242
Price	\$135,000
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	1
Parking	Assigned, Stall, Underground

### 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	8
Zoning	R3

**Listing Details**

Listing Office	The Agency North Central Alberta
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