



## 201 Abasand Drive Fort McMurray Alberta

\$129,000

IF A TOP-FLOOR, 2-BEDROOM UNIT, WITH SOUTHERN EXPOSURE, AND TREE-LINED VIEWS IS WHAT YOU ARE SEEKING, LOOK NO FURTHER. This immaculately kept unit is located in 'The Pines' of Wildwood Estates. Immediately upon stepping in you will notice the abundance of natural light that pours into the home from the floor-to-ceiling windows found in the main living area. The galley-style kitchen is modern with stainless appliances and flows seamlessly to the adjacent dining room. The living room is spacious yet cozy with the well-appointed, corner fireplace. Access out to your top-floor covered balcony allows you to take in the serene moments with nothing but sunshine and nature in your view. This unit is complete with two bedrooms, including the large primary bedroom with a walk-in closet and an additional walk-in storage room. The bedrooms share a modern 4-piece bathroom. Enjoy the comfort of parking in the underground parkade; access to common laundry facilities; and condo fees that include heat, water, sewage, garbage disposal, building insurance, reserve fund contributions, and professional management. Abasand is a family-oriented neighbourhood with fantastic schools, nature trails, complimentary (first-come, first serve) recreational vehicle parking, sprawling river views, and easy access to public transit. Nestled up on the hilltop you are minutes from the hospital, downtown, and all the amenities that it has to offer. Book your showing today to experience low-maintenance living at it's finest. (id:6769)

4pc Bathroom 4.92 Ft x 8.17 Ft  
Bedroom 8.17 Ft x 11.08 Ft  
Dining room 8.00 Ft x 7.83 Ft  
Eat in kitchen 7.83 Ft x 8.08 Ft

Living room 19.50 Ft x 14.25 Ft  
Primary Bedroom 17.08 Ft x 11.17 Ft  
Other 5.08 Ft x 9.17 Ft

Listing Presented By:



Originally Listed by:  
EXP REALTY

**RE/MAX**

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