

# \$119,900 - 1136, 201 Abasand Drive, Fort McMurray

MLS® #A2229337

**\$119,900**

2 Bedroom, 1.00 Bathroom, 939 sqft

Residential on 0.00 Acres

Abasand, Fort McMurray, Alberta

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.

Built in 2017

### Essential Information

MLS® #	A2229337
Price	\$119,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	939
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1136, 201 Abasand Drive
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 1L6

### Amenities

Amenities	Elevator(s), Snow Removal, Trash, Visitor Parking, Coin Laundry
Parking Spaces	2
Parking	Underground

### Interior

Interior Features	Closet Organizers, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	See Remarks

Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Composite Siding, Wood Frame

## Additional Information

Date Listed	June 10th, 2025
Days on Market	26
Zoning	R3

## Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.