



THE
A-TEAM

**RE/MAX
FIRST**

100 ALBION Drive #29, Fort McMurray T9J1M1

MLS® #: **A2118965**

Area: **Abasand**

Listing Date: **03/29/24**

List Price: **\$219,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 10-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Fort McMurray**
Year Built: **2001**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,524**
Low Sqft:
Ttl Sqft: **1,524**

DOM

52
Layout
Beds: **2 (2)**
Baths: **3.0 (2 2)**
Style: **Townhouse**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Backs on to Park/Green Space,Low Maintenance Landscape,Greenbelt**
Park Feat: **Parking Pad,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Lighting,Private Yard,Rain Gutters**

Construction:
Concrete,Vinyl Siding,Wood Frame
Flooring:
Carpet,Vinyl
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,French Door,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`2" x 5`0"	Dining Room	Main	10`1" x 10`10"
Kitchen	Main	10`5" x 12`7"	Living Room	Main	17`0" x 13`4"
4pc Bathroom	Second	4`10" x 7`10"	4pc Ensuite bath	Second	5`4" x 9`4"
Bedroom	Second	10`2" x 11`9"	Bedroom - Primary	Second	11`2" x 12`2"
2pc Bathroom	Basement	5`0" x 5`8"	Game Room	Basement	11`7" x 12`2"
Furnace/Utility Room	Basement	4`10" x 6`9"			

Legal/Tax/Financial

Condo Fee: \$510	Title: Fee Simple Fee Freq: Monthly	Zoning: R3
Legal Desc:	0221613	

Remarks

Pub Rmks:	Perched high above the Horse River sits the Aspen Gardens neighbourhood in Abasand Heights. Tucked in a small corner of that neighbourhood is the quiet gated enclave known as Trilogy In Abasand. This 2 bedroom end unit features extra side windows, an open concept living/kitchen/dining room, a snack bar in the kitchen, a large patio off the living room, wall cut outs letting light shine from above and below. The upstairs features large bedrooms, the primary has a large walk-in closet and 4 pce ensuite. There's also an upstairs laundry. The basement features access to the garage and a really good sized rec room that could also be used as a third bedroom if you like. There's a 2 pce bathroom and patio doors that lead out to a covered patio and small backyard. Owner has replaced the toilets and plumbing hardware on the sinks, as well as a new hot water tank in the last year. This unit has its own private driveway, where the others are shared. AC Unit was serviced and cleaned last summer as well. This is a really great home in a really great neighbourhood.
Inclusions: Property Listed By:	Fridge , Stove, dishwasher, OTR Microwave, washer , dryer, AC Unit, garage door opener, RE/MAX FORT MCMURRAY

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800









