



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**110 ASPENHILL Drive, Fort McMurray T9J 1E1**

MLS®#: **A2130167**

Area: **Abasand**

Listing Date: **05/08/24**

List Price: **\$499,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2017**

Lot Information

Lot Sz Ar: **3,900 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,437**  
Low Sqft:  
Ttl Sqft: **1,437**

DOM

**11**

Layout

Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **7**  
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Lawn,Landscaped**  
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,See Remarks,Stove(s),Washer,Window Coverings**  
Int Feat: **Granite Counters,Open Floorplan,See Remarks,Sump Pump(s),Vinyl Windows**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	
<b>3pc Ensuite bath</b>	<b>Second</b>	
<b>Laundry</b>	<b>Second</b>	<b>6`8" x 5`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`2" x 12`2"</b>
<b>Family Room</b>	<b>Basement</b>	<b>12`4" x 14`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`6" x 10`10"</b>
<b>4pc Bathroom</b>	<b>Second</b>	

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>3pc Bathroom</b>	<b>Basement</b>	
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`6" x 11`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`4" x 13`2"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`2" x 11`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`8" x 14`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`6" x 10`2"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1S**

**7822731**

Remarks

Pub Rmks:

**Welcome to 110 Aspenhill Drive, a beautifully crafted home built by Visstar Homes in 2018. This stunning property offers an array of features and amenities that will exceed your expectations. Situated in a serene cul-de-sac at the back of Abasand, this home provides the perfect combination of tranquility and convenience. It is conveniently located across from the greenbelt and walking trails, offering a peaceful retreat and easy access to nature. Additionally, a visitor parking lot nearby ensures your guests will always find a spot. The exterior of this home boasts a long driveway with ample space for up to 6 vehicles or an RV, or a boat. Say goodbye to parking woes! For added convenience, there is an attached heated single car garage, providing shelter and warmth during those chilly winter months. Step inside and be greeted by the stunning kitchen, featuring waterfall granite countertops, stainless steel appliances, extended cabinets reaching the ceiling, soft-close drawers and doors, under cabinet lighting, a pantry, and a convenient built-in desk, this kitchen is a dream come true. No detail has been overlooked in this home's design, as it showcases easy-to-maintain vinyl plank flooring throughout, eliminating the hassle of carpet upkeep. As you ascend to the second level, you'll find a laundry room with storage, strategically placed windows providing abundant natural light in the hallways and bathrooms, and three generously sized rooms. The primary bedroom offers dual closets, ensuring ample storage space, and a tastefully designed 3-piece ensuite with a spacious vanity, providing plenty of countertop and storage room. The main bathroom on this level is a retreat in itself, featuring a relaxing jet tub, perfect for unwinding after a long day. The fully developed basement, complete with a cozy family room, a fourth bedroom, and a modern 3-piece bathroom featuring a luxurious rain shower head. The basement offers extra living space, ideal for entertaining guests or enjoying quality time with family. The fenced backyard is the perfect outdoor oasis, complete with a deck for entertaining and a shed for storing your outdoor essentials. Last but not least this home comes with central ac and a central vacuum. Don't miss the opportunity to make this exceptional home yours. Call today to schedule a viewing and experience the best in comfortable and luxurious living at 110 Aspenhill Drive.**

Inclusions:  
Property Listed By:

**Fridge, stove, OTR microwave, washer, dryer, garage door opener & remote, central ac, central vac & attachments, shed, garage heater, all window coverings  
RE/MAX FORT MCMURRAY**

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







