



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**100 ALBION Drive #4, Fort McMurray T9J 1M1**

MLS® #: **A2159984**      Area: **Abasand**      Listing Date: **09/03/24**      List Price: **\$199,900**  
 Status: **Pending**      County: **Wood Buffalo**      Change: **None**      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: **1,545**  
 Low Sqft:  
 Ttl Sqft: **1,545**

DOM

**15**  
Layout  
 Beds: **2 (2 )**  
 Baths: **3.0 (2 2)**  
 Style: **3 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central**  
 Sewer:  
 Ext Feat: **Other**

Construction:  
**Mixed**  
 Flooring:  
**Carpet, Linoleum**  
 Water Source:  
 Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **See Remarks**  
 Int Feat: **Central Vacuum, Jetted Tub, Laminate Counters, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Lower	0`0" x 0`0"	Game Room	Lower	11`8" x 13`1"
Furnace/Utility Room	Lower	5`1" x 6`9"	2pc Bathroom	Main	0`0" x 0`0"
Dining Room	Main	10`1" x 12`1"	Kitchen	Main	10`7" x 9`8"
Living Room	Main	17`3" x 13`6"	4pc Ensuite bath	Second	0`0" x 0`0"
4pc Ensuite bath	Second	0`0" x 0`0"	Bedroom	Second	10`2" x 14`2"
Bedroom - Primary	Second	10`11" x 17`0"			

Legal/Tax/Financial

Condo Fee: <b>\$513</b>	Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>	Zoning: <b>R3</b>
Legal Desc:	<b>0221613</b>	

Remarks

Pub Rmks: **Welcome to 4-100 ALBION DRIVE, a THREE STOREY Townhome in the heart of Abasand. As you enter this great property you are immediately welcomed by the spacious, well lit foyer. Heading up to the main level you will find a designated dining area, white kitchen, half bathroom & oversized living room with access to the rear deck space. On the uppermost level you will find a convenient laundry space and two spacious primary suites; each complete with an ensuite. This townhome offers a great walkout basement on the lowest level; offering an open rec space, half bathroom and more great storage. Also at this level entrance to an insulated ATTACHED GARAGE with additional storage space. In addition to the single garage, this unit has a single car driveway. From the lower level you can access the rear covered patio & fenced backyard. This property is in a great location near schools, shops, parks, and walking trails. Contact a local REALTOR® to schedule your private tour!**

Inclusions: **Fridge, stove, microwave, dishwasher, washer, dryer, window coverings, garage door & remote**

Property Listed By: **EXP REALTY**

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









