



THE
A-TEAM

**RE/MAX
FIRST**

116 ASPENHILL Drive, Fort McMurray T9J 1E1

MLS®#: **A2172703**

Area: **Abasand**

Listing Date: **10/11/24**

List Price: **\$389,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 12-Nov**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Fort McMurray

Abv Sqft:

1,222

Year Built:

2017

Low Sqft:

Ttl Sqft:

1,222

Lot Information

Lot Sz Ar:

3,900 sqft

Lot Shape:

DOM

40

Layout

Beds:

4 (3 1)

Baths:

2.0 (1 2)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

3

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Yard,See Remarks

Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Vinyl Siding

Flooring:

Tile,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Other

Int Feat:

See Remarks

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`9" x 4`10"
Kitchen	Main	10`8" x 11`3"
5pc Bathroom	Second	10`11" x 4`9"
Bedroom	Second	10`6" x 7`11"
2pc Bathroom	Basement	4`11" x 5`7"
Game Room	Basement	22`10" x 17`11"

Room	Level	Dimensions
Dining Room	Main	10`8" x 9`11"
Living Room	Main	13`6" x 16`9"
Bedroom	Second	11`0" x 10`11"
Bedroom - Primary	Second	10`9" x 13`0"
Bedroom	Basement	7`5" x 12`8"
Furnace/Utility Room	Basement	9`11" x 6`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7822731

Zoning:
R1S

Remarks

Pub Rmks: **Welcome to 116 Aspenhill Drive, a beautifully developed semi-detached home nestled in the desirable Abasand area, directly across from the serene greenbelt, while remaining close to all the amenities you need. This no-carpet home offers an inviting and spacious layout, perfect for comfortable living. The main floor features a bright, open-concept layout, ideal for entertaining or spending time with family. The spacious kitchen offers ample counter space, modern cabinetry, and a breakfast bar, seamlessly flowing into the living room. Large windows provide the space with natural light, creating a warm and inviting atmosphere and a convenient half bathroom completes the main level. Upstairs, you'll find two cozy bedrooms along with a generous primary bedroom, and full bathroom with dual sinks. The fully finished basement provides extra versatility with a fourth bedroom, perfect for guests or a home office. You'll also find a large rec room, ideal for a home gym, media room, or play area. The basement also features the laundry room and an additional half bathroom. Step outside to enjoy the fully fenced backyard with a deck, perfect for outdoor relaxation. With a single attached garage and a large driveway, there is ample parking and storage space. This home is attached only by the garage, providing extra privacy. Schedule your personal viewing today! No representations or warranties made.**

Inclusions:
Property Listed By: **As Is, Where Is, On Possession
EXP REALTY**

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











