



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2172703**

Area: **Abasand**

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

List Price: **\$395,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

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

**6**

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

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

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**















