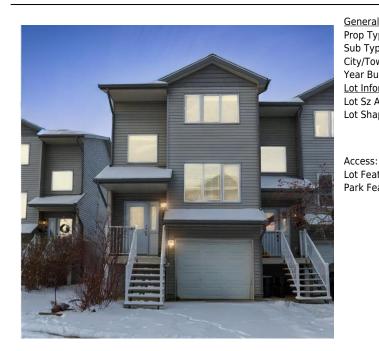


100 ALBION #23, Fort McMurray T9H 1M1

MLS®#: **A2181376** Area: **Abasand** Listing **11/27/24** List Price: **\$219,900**

Status: Active County: Wood Buffalo Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Residential Sub Type: Row/Townhouse

City/Town: Fort McMurray Finished Floor Area
Year Built: 2001 Abv Sqft:

<u>Lot Information</u> Low Sqft:

Lot Sz Ar: Ttl Sqft: **1,547**Lot Shape:

<u>Parking</u>

1,547

<u>DOM</u> **24**

Layout

Beds:

Baths:

Style:

Ttl Park:

Garage Sz:

2 (2)

2

1

3.0 (2 2)

3 Storey

Lot Feat: Back Yard,Street Lighting,See Remarks
Park Feat: Parking Pad,Single Garage Attached

Utilities and Features

Roof: Asphalt Shingle Construction:

Heating: Forced Air Mixed
Sewer: Flooring:

Ext Feat: Balcony, Private Yard Carpet, Ceramic Tile, Laminate

Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer

Int Feat: Central Vacuum,See Remarks,Storage
Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee: Title: Zoning: \$510 Fee Simple R3

Fee Freq:

Monthly

Remarks

Pub Rmks: Welcome to The Trilogy—Abasand's sought-after gated community! This stunning end-unit townhome offers the perfect blend of comfort and convenience.

Featuring 2 spacious bedrooms and a versatile lower-level flex space that can easily be converted into a third bedroom, this home is designed to meet your needs. Enjoy an abundance of natural light, with sunrises illuminating the front of the home and sunsets casting a warm glow over your rear balcony. The multi-level design offers a private yard, garage, and driveway, providing the space and functionality rarely found at such an incredible price. Nestled on Abion Drive, you're just steps from the Abasand trail system, schools, daycare, parks, and all the amenities of the city center. This neighborhood is known for its close-knit community and limited opportunities—homes in The Trilogy don't come up often! Don't miss your chance to own in this desirable area. Call today to book your showing!

Inclusions: n/a

Legal Desc:

Property Listed By: COLDWELL BANKER UNITED

0221613

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













