



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**100 ALBION #23, Fort McMurray T9H 1M1**

MLS® #: **A2181376**

Area: **Abasand**

Listing Date: **11/27/24**

List Price: **\$219,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Fort McMurray**  
Year Built: **2001**

Finished Floor Area  
Abv Sqft: **1,547**  
Low Sqft:  
Ttl Sqft: **1,547**

DOM

**24**  
Layout  
Beds: **2 (2 )**  
Baths: **3.0 (2 2)**  
Style: **3 Storey**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony,Private Yard**

Construction: **Mixed**  
Flooring: **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	Level	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	Second	4`11" x 7`10"	4pc Ensuite bath	Second	5`4" x 9`3"
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	Lower	6`9" x 10`7"	Furnace/Utility Room	Lower	5`0" x 6`6"

Legal/Tax/Financial

Condo Fee: <b>\$510</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 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:  
Property Listed By: **COLDWELL BANKER UNITED**

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



















