



THE
A-TEAM

**RE/MAX
FIRST**

100 ALBION Drive #24, Fort McMurray T9J 1M1

MLS® #: **A2192268** Area: **Abasand** Listing Date: **02/04/25** List Price: **\$220,000**
 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**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape**
 Park Feat: **Driveway,Off Street,Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,692**
 Low Sqft:
 Ttl Sqft: **1,692**

DOM

1
Layout
 Beds: **2 (2)**
 Baths: **3.0 (2 2)**
 Style: **Townhouse**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**

Construction: **Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Oven,Refrigerator,Washer/Dryer**
 Int Feat: **No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	10`3" x 7`9"
Living Room	Main	17`2" x 13`5"
Bedroom - Primary	Second	11`0" x 17`0"
Bedroom	Second	10`2" x 13`7"
2pc Bathroom	Basement	5`1" x 6`0"

Room	Level	Dimensions
Kitchen	Main	10`5" x 13`10"
2pc Bathroom	Main	6`5" x 5`1"
4pc Ensuite bath	Second	7`3" x 9`1"
4pc Ensuite bath	Second	5`11" x 11`7"
Living Room	Basement	11`9" x 12`10"

Legal/Tax/Financial

Condo Fee:
\$513

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **0221613**

Remarks

Pub Rmks: **Welcome to 24 - 100 Albion Drive, an exceptional low-maintenance property in the gated Trilogy community, just minutes from downtown and close to schools and walking trails. This spacious 1,690 sq. ft. fully developed end-unit townhome offers a bright and airy layout that benefits from extra windows, filling the home with natural light. Featuring two generously sized bedrooms, each with its own ensuite—including a primary retreat with a relaxing jetted tub. The main floor showcases laminate flooring, an open floor plan, two-piece bathroom, well equipped kitchen and access to the rear deck. The fully developed walkout basement expands your living space with a cozy family room, a convenient two-piece bath, and access to a concrete patio. With a single attached garage and a private fenced yard, it's ideal for young children and pets. Don't miss this opportunity to live in a secure and beautifully maintained community!**

Inclusions:
Property Listed By: **N/A**
The Agency North Central Alberta

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





