

104 ASPENHILL Drive, Fort McMurray T9J 1E1

MLS®#: **A2196117** Area: **Abasand** Listing Date: **02/24/25** List Price: **\$424,999**
 Status: **Pending** County: **Wood Buffalo** Change: **-\$15k, 07-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2017**
Lot Information
 Lot Sz Ar: **3,224 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,194**
 Low Sqft:
 Ttl Sqft: **1,194**

DOM

75
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **1**

Access:
 Lot Feat:
 Park Feat:

Interior Lot, Landscaped, See Remarks
Concrete Driveway, Driveway, Garage Door Opener, Garage Faces Front, Gravel Driveway, Heated Garage, Parking Pad, RV Access/Parking, See Remarks, Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Garden**

Construction:
Vinyl Siding, Wood Frame
 Flooring:
Vinyl Plank
 Water Source:
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer**
 Int Feat: **Closet Organizers, Open Floorplan, See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`0"
Kitchen	Main	11`10" x 13`0"
3pc Bathroom	Second	5`0" x 8`9"
Bedroom	Second	7`10" x 15`8"
Bedroom - Primary	Second	10`7" x 13`5"
Bedroom	Basement	8`11" x 11`1"
Furnace/Utility Room	Basement	5`4" x 4`2"

Room	Level	Dimensions
Foyer	Main	4`5" x 8`3"
Living/Dining Room Combination	Main	15`8" x 12`10"
4pc Bathroom	Second	8`5" x 7`5"
Bedroom	Second	7`9" x 12`0"
3pc Bathroom	Basement	6`7" x 8`4"
Game Room	Basement	14`7" x 21`4"

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

7822731

Remarks

Pub Rmks:

Opportunity to purchase a beautiful Abasand 2017 rebuild! Fully developed home in an awesome location with a modern colour scheme at an affordable price. This property is located within walking distance of incredible elementary schools and playgrounds; steps out the door you are across from walking/biking trails and first-come, first-serve complimentary recreational vehicle parking (unique to Abasand). The front offers a long paved driveway and also an additional gravel parking pad perfect for storing toys, trailers, or for extra guest parking. Abasand is also home to one of the few OHV staging areas in town. The front and back yards of this home are fenced, providing lots of room for kids and pets to play. The backyard is well-kept and offers a deck (with natural gas line), patio, and raised garden beds. Inside, you are greeted with a large front foyer; enjoy the convenience of NO CARPET in this home; the kitchen is the heart of the home and was tastefully completed with two-tone cabinetry, stainless steel appliances, subway tile backsplash, and breakfast bar. The adjacent dining and living room space are open to the kitchen and feature a gas fireplace with stone surround; a 2 piece bathroom completes the main level. Upstairs, you will find three bedrooms and 2 full bathrooms, including the primary bedroom that overlooks the backyard and features a walk-in closet and 3 piece ensuite. The basement is fully developed and includes a fourth bedroom, spacious family room, laundry facilities, and a 3-piece bathroom. The home is complete with Hot Water on Demand, CENTRAL AC (installed 2022); and a heated (garage heater installed 2022) single-attached garage with high ceilings. Fantastic family home, in a fantastic family neighbourhood, close to all major amenities and transportation. Schedule your viewing today!

Inclusions:
Property Listed By:

**Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Central A/C, Garage Heater
EXP REALTY**

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









