



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2199021**

Area: **Abasand**

Listing Date: **03/04/25**

List Price: **\$484,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2017**  
Lot Information  
Lot Sz Ar: **3,900 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,437**  
Low Sqft:  
Ttl Sqft: **1,437**

DOM

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

Parking

Ttl Park: **7**  
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Landscaped,Lawn**  
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,See Remarks,Stove(s),Washer,Window Coverings**  
Int Feat: **Granite Counters,Open Floorplan,See Remarks,Sump Pump(s),Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>		<b>3pc Bathroom</b>	<b>Basement</b>	
<b>3pc Ensuite bath</b>	<b>Second</b>		<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`6" x 11`3"</b>
<b>Laundry</b>	<b>Second</b>	<b>6`8" x 5`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`4" x 13`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`2" x 12`2"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>10`2" x 11`6"</b>
<b>Family Room</b>	<b>Basement</b>	<b>12`4" x 14`3"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`8" x 14`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`6" x 10`10"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8`6" x 10`2"</b>
<b>4pc Bathroom</b>	<b>Second</b>				

Title:  
**Fee Simple**  
 Legal Desc:

Zoning:  
**R1S**

**7822731**

Remarks

Pub Rmks: **Welcome to 110 Aspenhill Drive, a stunning Visstar Homes build from 2018 that offers exceptional craftsmanship and thoughtful design—perfect for families seeking space, comfort, and quality. Nestled in a quiet cul-de-sac in Abasand, this home provides a peaceful retreat while still being conveniently located across from the greenbelt and walking trails. Plus, with a visitor parking lot nearby, your guests will always find a spot! One of the standout features of this home is the incredibly long driveway—offering space for up to 6 vehicles, an RV, or even a boat. Whether you have multiple drivers in the family or love outdoor adventures, you'll never have to worry about parking again! A heated attached single-car garage adds even more convenience, keeping your vehicle warm in the winter. Step inside to discover an amazing kitchen—boasting waterfall granite countertops, stainless steel appliances, extended cabinetry reaching the ceiling, soft-close drawers and doors, under-cabinet lighting, a pantry, and even a built-in desk. Whether it's preparing family meals or helping kids with homework, this space is designed for both function and style. Throughout the home, durable vinyl plank flooring ensures easy maintenance—perfect for busy families! Upstairs, you'll find a well-placed laundry room with storage, bright hallways thanks to strategically placed windows, and three spacious bedrooms. The primary suite is a true retreat, featuring dual closets and a beautifully designed ensuite with a large vanity for extra storage. The main bathroom on this level is a highlight, featuring a relaxing jet tub—ideal for unwinding after a long day. The fully developed basement adds even more living space, including a cozy family room, a fourth bedroom, and a modern 3-piece bathroom with a luxurious rain shower head. Outside, the fenced backyard provides an oasis for play and relaxation, complete with a deck for entertaining and a shed for storage. This home also comes with central AC and central vacuum. If you're looking for a high-quality family home with incredible parking and craftsmanship, this is the one! Don't miss out—schedule your viewing today!**

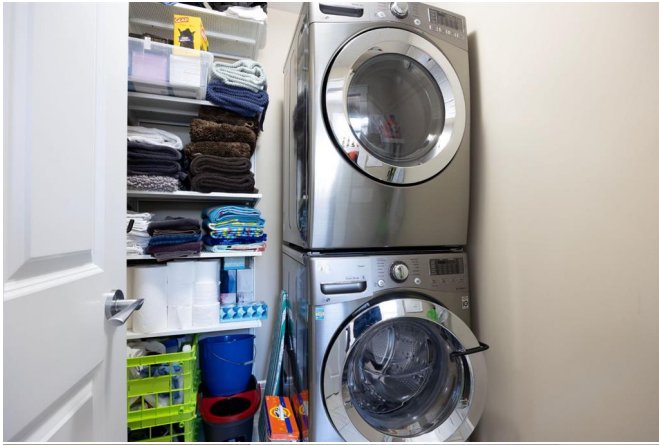
Inclusions: **Fridge, stove, OTR microwave, washer, dryer, garage door opener & remote, central ac, central vac & attachments, shed, garage heater, all window coverings**  
 Property Listed By: **RE/MAX Connect**

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









22'2"



