



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**100 ALBION Drive #25, Fort McMurray T9J 1M1**

MLS®#: **A2221181**

Area: **Abasand**

Listing Date: **05/14/25**

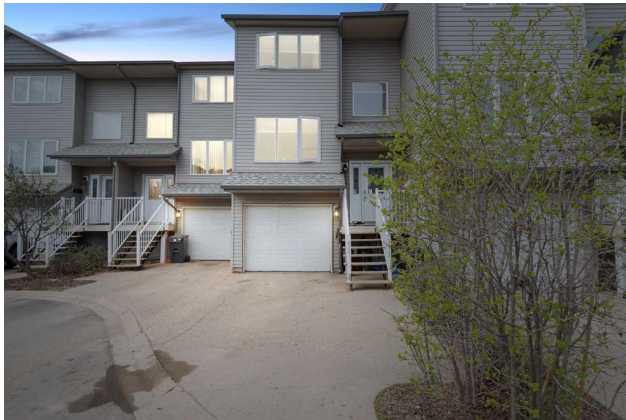
List Price: **\$225,000**

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:

Finished Floor Area

Abv Sqft: **1,719**  
Low Sqft:  
Ttl Sqft: **1,719**

DOM

**8**

Layout

Beds: **2 (2 )**  
Baths: **3.0 (2 2)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

**Back Yard**

**Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Parking Pad,Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
Int Feat: **Open Floorplan,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`4" x 5`1"	Dining Room	Main	10`1" x 6`11"
Kitchen	Main	10`5" x 16`5"	Living Room	Main	17`2" x 13`4"
4pc Bathroom	Second	5`0" x 7`11"	4pc Ensuite bath	Second	5`4" x 9`6"
Bedroom	Second	10`1" x 11`8"	Bedroom - Primary	Second	11`5" x 13`0"
2pc Ensuite bath	Basement	5`1" x 6`2"	Game Room	Basement	11`9" x 13`0"
Furnace/Utility Room	Basement	5`0" x 6`5"			

Legal/Tax/Financial

Condo Fee:		Title:		Zoning:
\$513		Fee Simple		R3
		Fee Freq:		
		Monthly		
Legal Desc:	0221613			
		Remarks		
Pub Rmks:	<p>This well maintained, move in ready, beautifully updated townhome located in the desirable gated community of Trilogy in Abasand is ready for new owners. Just minutes from downtown and within walking distance to schools and scenic trails, this property offers the perfect blend of convenience, comfort, and privacy. Inside, you'll find 1,719 sq. ft. of fully developed living space featuring updated (2016) vinyl plank and carpet flooring throughout, giving the home a modern and inviting feel. The main level offers an open-concept layout with neutral paint colours, a bright kitchen with updated stainless steel appliances, spacious living and dining area, two-piece bath, and access to one of the largest decks in the complex—a perfect spot to unwind or entertain. Upstairs features two spacious bedrooms, both with good size 4 piece ensuites. Laundry is also located on this level with a new washer and dryer. The fully finished walkout basement adds even more versatility with a cozy family room, an additional two-piece bath, and the potential to serve as a third bedroom, guest room, or home office. A new hot water tank and humidifier in 2016 adds value and peace of mind. Enjoy the convenience of a single attached garage and a fenced backyard—ideal for pets or young children. This is a fantastic opportunity to own in a quiet, well-managed community.</p>			
Inclusions:	N/A			
Property Listed By:	The Agency North Central Alberta			

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





