



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2231268**

Area: **Abasand**

Listing Date: **06/14/25**

List Price: **\$1,100,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2018**

Lot Information

Lot Sz Ar: **5,166 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,680**  
Low Sqft:  
Ttl Sqft: **1,680**

DOM

**21**

Layout

Beds: **6 (3 3 )**  
Baths: **4.5 (4 1)**  
Style: **2 Storey**

Parking

Ttl Park: **9**  
Garage Sz: **4**

Access:

Lot Feat:

Park Feat:

**Corner Lot**

**Off Street,Parking Pad,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt**  
Heating: **Boiler,Central,In Floor,Forced Air,Natural Gas,Other**

Sewer:  
Ext Feat: **Private Entrance,Storage**

Construction: **Stone,Vinyl Siding**  
Flooring: **Ceramic Tile,Concrete,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **ENERGY STAR Qualified Appliances,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Dryer,ENERGY STAR Qualified Refrigerator,ENERGY STAR Qualified Washer,Stove(s),Washer/Dryer Stacked,Window Coverings**

Int Feat: **Breakfast Bar,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Pantry,Separate Entrance,Storage,Sump Pump(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>9`2" x 13`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`1" x 13`4"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`2" x 9`2"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>14`6" x 9`2"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`2" x 15`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`8" x 10`2"</b>

Bedroom  
Loft  
Bedroom  
Living Room  
Walk-In Closet  
3pc Ensuite bath  
3pc Bathroom

Second  
Second  
Basement  
Basement  
Main  
Second  
Basement

9`8" x 10`2"  
24`0" x 12`0"  
14`6" x 10`0"  
15`0" x 15`0"  
4`0" x 6`0"  
0`0" x 0`0"  
0`0" x 0`0"

Laundry  
Storage  
Bedroom  
Kitchen  
3pc Bathroom  
3pc Bathroom  
2pc Bathroom

Second  
Second  
Basement  
Basement  
Main  
Second  
Basement

7`0" x 9`5"  
8`0" x 13`0"  
12`6" x 12`0"  
18`0" x 12`0"  
0`0" x 0`0"  
0`0" x 0`0"  
0`0" x 0`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1S**

**7822731**

Remarks

Pub Rmks: **For more information, please click Brochure button. Welcome to this exceptional home in Fort McMurray's Abasand neighborhood—a rare blend of luxurious living, thoughtful design, income potential, and a dream workshop for hobbyists, entrepreneurs, or collectors. The spacious, open-concept main floor offers seamless flow between a bright living room and an impressive kitchen, complete with granite countertops, a central island with built-in sink, walk-in pantry, and ample cabinetry. A versatile room on this level works beautifully as a home office or guest bedroom. You'll also find an oversized walk-in closet, mudroom to the garage, and a stylish 4-piece bath that completes this level. Upstairs, a modern staircase with custom wood railing leads to three bright bedrooms. The spacious primary suite features a full ensuite with double vanity and a large walk-in closet. Two additional bedrooms share another 4-piece bath. A dedicated second-floor laundry room includes a full washer and dryer, deep sink, and shelving for added storage and convenience. A standout feature of this property is the fully self-contained, two-bedroom legal suite with a private side entrance and covered porch. The legal suite includes its own kitchen, furnace, hot water tank, 4-piece bath, stackable laundry, and a spacious utility/storage area—offering privacy and independence. For those in need of serious workspace, the attached custom-built garage/workshop is unparalleled. With a soaring 22-foot ceiling, multiple windows, and two overhead doors—one for RVs—it's ideal for large projects or business use. Premium in-slab radiant heat, powered by its own boiler, ensures year-round comfort. A mezzanine provides storage or work space, while a bonus room can be used as an office or extra bedroom. A two-piece washroom within the workshop adds extra convenience. Outside, enjoy custom exposed aggregate steps, large concrete sidewalks stretching around the home, and a private patio with a fence panel screen and concrete pad. There's ample parking on both sides of the property, with designated spots for the basement suite. A powered garden shed adds extra storage. The entire home is insulated with spray foam—boosting energy efficiency, reducing utility costs, increasing structural strength by up to 30%, and enhancing soundproofing. Central air conditioning adds year-round comfort. Located close to schools, green space, and a nearby convenience store, this property is the perfect balance of practicality, comfort, and long-term value. Don't miss your chance to own this unique home offering luxury, flexibility, and a massive workspace—all in one central location.**

Inclusions:  
Property Listed By:

n/a  
**Easy List Realty**

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





















