

\$220,000 - 24, 100 Albion Drive, Fort McMurray

MLS® #A2192268

\$220,000

2 Bedroom, 4.00 Bathroom, 1,692 sqft
Residential on 0.00 Acres

Abasand, Fort McMurray, Alberta

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!

Built in 2001

Essential Information

MLS® #	A2192268
Price	\$220,000
Bedrooms	2
Bathrooms	4.00
Full Baths	2
Half Baths	2



Square Footage	1,692
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	24, 100 Albion Drive
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 1M1

Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Driveway, Off Street, Single Garage Attached
# of Garages	1

Interior

Interior Features	No Smoking Home, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Microwave, Oven, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed February 4th, 2025

Days on Market 38

Zoning R3

Listing Details

Listing Office The Agency North Central Alberta

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