

# \$1,100,000 - 102 Aspenhill Drive, Fort McMurray

MLS® #A2231268

**\$1,100,000**

6 Bedroom, 5.00 Bathroom, 1,680 sqft

Residential on 0.12 Acres

Abasand, Fort McMurray, Alberta

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.

Built in 2018

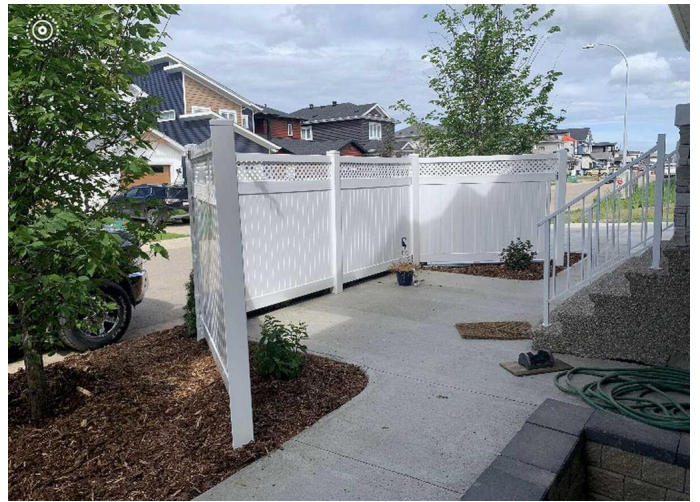
**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2231268    |
| Price          | \$1,100,000 |
| Bedrooms       | 6           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 1,680       |
| Acres          | 0.12        |
| Year Built     | 2018        |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 102 Aspenhill Drive |
| Subdivision | Abasand             |
| City        | Fort McMurray       |
| County      | Wood Buffalo        |
| Province    | Alberta             |
| Postal Code | T9J 1E1             |



### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 9   |
| Parking        | Off Street, Parking Pad, Triple Garage Attached |
| # of Garages   | 4   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | 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)                  |
| Appliances        | 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 |
| Heating           | Boiler, Central, In Floor, Forced Air, Natural Gas, Other   |
| Cooling           | Central Air   |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Full, Suite   |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Private Entrance, Storage |
| Lot Description   | Corner Lot                |
| Roof              | Asphalt                   |
| Construction      | Stone, Vinyl Siding       |
| Foundation        | Poured Concrete           |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 14th, 2025 |
|-------------|-----------------|

|                |     |
|----------------|-----|
| Days on Market | 7   |
| Zoning         | R1S |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Easy List Realty |
|----------------|------------------|

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