

# \$229,000 - 20, 100 Albion Drive, Fort McMurray

MLS® #A2243980

**\$229,000**

2 Bedroom, 4.00 Bathroom, 1,618 sqft

Residential on 0.00 Acres

Abasand, Fort McMurray, Alberta

Welcome to this spacious end unit townhouse in Abasand, offering 2 generously sized bedrooms - each with its own ensuite - and an attached garage! This well-designed home features ALL ABOVE GROUND LEVELS for maximum natural light and functionality. The main floor boasts an open-concept layout with a bright living room, upgraded kitchen, dining area, and convenient half bathroom. Enjoy outdoor living on your private balcony. The ground level includes a cozy family room, another half bath, walk-out access to your patio and fully fenced yard, plus a large storage area. The laundry area is conveniently located on the top floor together with the bedrooms. An added bonus is the central air to keep you cool during our summer months. With direct garage access and a location close to trails, schools, and just minutes from downtown, this home checks all the boxes. Book your private showing today!

Built in 2001

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2243980  |
| Price          | \$229,000 |
| Bedrooms       | 2         |
| Bathrooms      | 4.00      |
| Full Baths     | 2         |
| Half Baths     | 2         |
| Square Footage | 1,618     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2001          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 3 Level Split |
| Status     | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 20, 100 Albion Drive |
| Subdivision | Abasand              |
| City        | Fort McMurray        |
| County      | Wood Buffalo         |
| Province    | Alberta              |
| Postal Code | T9J 1M1              |

### Amenities

|                |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| Amenities      | Visitor Parking, Snow Removal                                                               |
| Parking Spaces | 2                                                                                           |
| Parking        | 220 Volt Wiring, Concrete Driveway, Garage Faces Front, Single Garage Attached, Parking Pad |
| # of Garages   | 1                                                                                           |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Walk-In Closet(s), Storage                                                          |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Central Air Conditioner |
| Heating           | Forced Air, Natural Gas                                                                             |
| Cooling           | Central Air                                                                                         |
| Has Basement      | Yes                                                                                                 |
| Basement          | Finished, Full, Walk-Out                                                                            |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Balcony                                      |
| Lot Description   | Back Yard, Corner Lot, Landscaped, Few Trees |
| Roof              | Asphalt Shingle                              |
| Construction      | Vinyl Siding                                 |
| Foundation        | Poured Concrete                              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 82              |
| Zoning         | R3              |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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