

# \$424,999 - 104 Aspenhill Drive, Fort McMurray

MLS® #A2196117

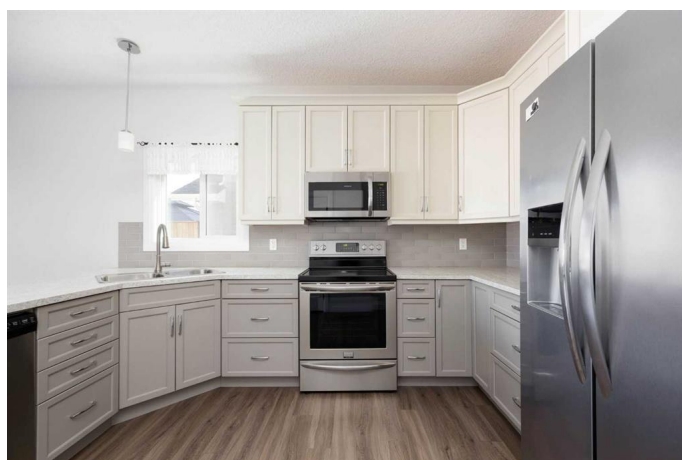
**\$424,999**

4 Bedroom, 4.00 Bathroom, 1,194 sqft

Residential on 0.07 Acres

Abasand, Fort McMurray, Alberta

Opportunity to purchase a beautiful Abasand 2017 rebuild! Fully developed home in an awesome location with a modern colour scheme at an affordable price. This property is located within walking distance of incredible elementary schools and playgrounds; steps out the door you are across from walking/biking trails and first-come, first-serve complimentary recreational vehicle parking (unique to Abasand). The front offers a long paved driveway and also an additional gravel parking pad perfect for storing toys, trailers, or for extra guest parking. Abasand is also home to one of the few OHV staging areas in town. The front and back yards of this home are fenced, providing lots of room for kids and pets to play. The backyard is well-kept and offers a deck (with natural gas line), patio, and raised garden beds. Inside, you are greeted with a large front foyer; enjoy the convenience of NO CARPET in this home; the kitchen is the heart of the home and was tastefully completed with two-tone cabinetry, stainless steel appliances, subway tile backsplash, and breakfast bar. The adjacent dining and living room space are open to the kitchen and feature a gas fireplace with stone surround; a 2 piece bathroom completes the main level. Upstairs, you will find three bedrooms and 2 full bathrooms, including the primary bedroom that overlooks the backyard and features a walk-in closet and 3 piece ensuite. The basement is fully developed and includes a fourth bedroom, spacious family room, laundry facilities, and a



3-piece bathroom. The home is complete with Hot Water on Demand, CENTRAL AC (installed 2022); and a heated (garage heater installed 2022) single-attached garage with high ceilings. Fantastic family home, in a fantastic family neighbourhood, close to all major amenities and transportation. Schedule your viewing today!

Built in 2017

### Essential Information

MLS® #	A2196117
Price	\$424,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,194
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	104 Aspenhill Drive
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 1E1

### Amenities

Parking Spaces	5
Parking	Driveway, Garage Door Opener, Garage Faces Front, Gravel Driveway, Heated Garage, Parking Pad, RV Access/Parking, See Remarks, Single Garage Attached, Concrete Driveway

# of Garages 1

### Interior

Interior Features Closet Organizers, Open Floorplan, See Remarks  
Appliances Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Garden  
Lot Description Landscaped, See Remarks, Interior Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed February 24th, 2025  
Days on Market 86  
Zoning R1S

### Listing Details

Listing Office EXP REALTY

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