

\$214,888 - 23, 100 Albion Drive, Fort McMurray

MLS® #A2198616

\$214,888

2 Bedroom, 4.00 Bathroom, 1,547 sqft
Residential on 0.00 Acres

Abasand, Fort McMurray, Alberta

Welcome to The Trilogy's Abasand's sought-after gated community! This stunning end-unit townhome offers the perfect blend of comfort and convenience. Featuring 2 spacious bedrooms and a versatile lower-level flex space that can easily be converted into a third bedroom, this

home is designed to meet your needs. Enjoy an abundance of natural light, with sunrises illuminating the front of the home and sunsets casting a

warm glow over your rear balcony. The multi-level design offers a private yard, garage, and driveway, providing the space and functionality rarely

found at such an incredible price. Nestled on Abion Drive, you're just steps from the Abasand trail system, schools, daycare, parks, and all the

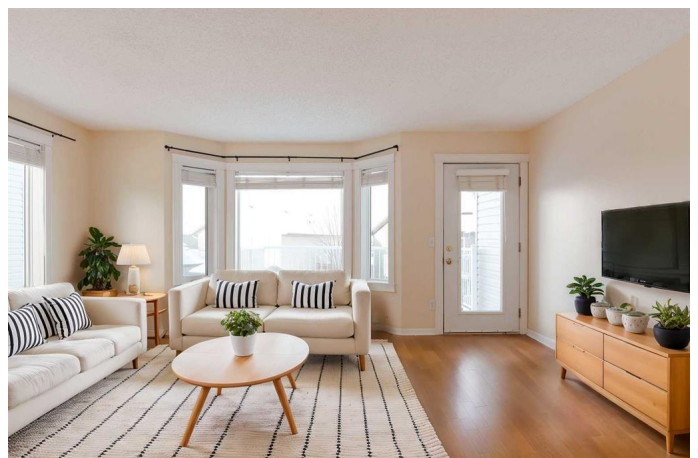
amenities of the city center. This neighborhood is known for its close-knit community and limited opportunities' homes in The Trilogy don't come up often! Don't miss your chance to own in this desirable area. Call today to book your showing!

Built in 2001

Essential Information

MLS® # A2198616

Price \$214,888



Bedrooms	2
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,547
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	23, 100 Albion Drive
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 1M1

Amenities

Amenities	Trash, Visitor Parking, Snow Removal
Parking Spaces	2
Parking	Parking Pad, Single Garage Attached
# of Garages	1

Interior

Interior Features	Central Vacuum, Kitchen Island, Open Floorplan
Appliances	Microwave, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Mixed

Foundation Poured Concrete

Additional Information

Date Listed March 3rd, 2025

Days on Market 10

Zoning R3

Listing Details

Listing Office COLDWELL BANKER UNITED

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