



100 Albion Drive Fort McMurray Alberta

\$219,900

Perched high above the Horse River sits the Aspen Gardens neighbourhood in Abasand Heights. Tucked in a small corner of that neighbourhood is the quiet gated enclave known as Trilogy In Abasand. This 2 bedroom end unit features extra side windows, an open concept living/kitchen/dining room, a snack bar in the kitchen, a large patio off the living room, wall cut outs letting light shine from above and below. The upstairs features large bedrooms, the primary has a large walk-in closet and 4 pce ensuite. There's also an upstairs laundry. The basement features access to the garage and a really good sized rec room that could also be used as a third bedroom if you like. There's a 2 pce bathroom and patio doors that lead out to a covered patio and small backyard. Owner has replaced the toilets and plumbing hardware on the sinks, as well as a new hot water tank in the last year. This unit has its own private driveway, where the others are shared. AC Unit was serviced and cleaned last summer as well. This is a really great home in a really great neighbourhood. (id:6769)

4pc Bathroom 4.83 Ft x 7.83 Ft

4pc Bathroom 5.33 Ft x 9.33 Ft

Bedroom 10.17 Ft x 11.75 Ft

Primary Bedroom 11.17 Ft x 12.17 Ft

2pc Bathroom 5.00 Ft x 5.67 Ft

Recreational, Games room 11.58 Ft x 12.17 Ft

Furnace 4.83 Ft x 6.75 Ft

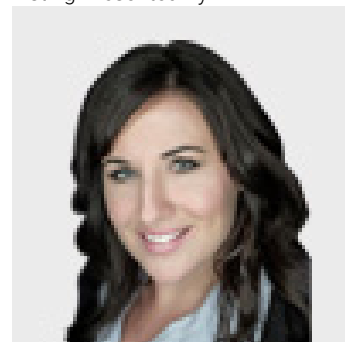
2pc Bathroom 6.17 Ft x 5.00 Ft

Dining room 10.08 Ft x 10.83 Ft

Kitchen 10.42 Ft x 12.58 Ft

Living room 17.00 Ft x 13.33 Ft

Listing Presented By:



Originally Listed by:
RE/MAX FORT MCMURRAY



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