20, 100 Albion Drive
Fort McMurray, Alberta

MLS # A2243980

$229,000

Division:	Abasand
Type:	Residential/Four Plex
Style:	3 Level Split
Size:	1,618 sq.ft.
Age:	2001 (24 yrs old)
Beds:	2
Baths:	2 full / 2 half
Garage:	220 Volt Wiring, Concrete Driveway, Garage Faces Front, Parking Pad, Single
Lot Size:	-
Lot Feat:	Back Yard, Corner Lot, Few Trees, Landscaped

Heating:	Forced Air, Natural Gas		**Water:**	-
Floors:	Carpet, Laminate, Tile		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	$ 510
Basement:	Finished, Full, Walk-Out To Grade		**LLD:**	-
Exterior:	Vinyl Siding		**Zoning:**	R3
Foundation:	Poured Concrete		**Utilities:**	-
Features:	Open Floorplan, Storage, Walk-In Closet(s)			

Inclusions:	Fridge, stove, ORT microwave, dishwasher, washer & dryer

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!