



**108 Aspenhill Drive
Fort McMurray, Alberta**

MLS # A2295414



\$459,900

Division:	Abasand		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,769 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Garage Faces Front, Heated Garage, See Remarks, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry, Sump Pump(s)		

Inclusions: Garage heater, garage rack, fridge, stove, dishwasher, microwave, washer, dryer, primary bedroom tv and mount, spare bedroom tv's and mounts, all window coverings, ac unit, shed and garden box in back yard, tv and mount in basement rec room, Control 4 System, deck speakers,

ATTACHED HEATED GARAGE & ACROSS FROM GREENBELT Welcome to 108 Aspenhill Drive, a beautifully maintained home built in 2017 that blends comfort, style, and convenience. The main floor features an open-concept layout beginning with a modern kitchen offering ample cabinet and counter space, stainless steel appliances, and a pantry, flowing seamlessly into the spacious living and dining areas with access to the fully fenced and landscaped backyard. Upstairs offers three bedrooms, including a generous primary suite with a walk-in closet and 3-piece ensuite, along with a 4-piece main bathroom, second-floor laundry, and a large bonus room above the garage. The fully developed basement adds even more space with a large rec room, one bedroom with sound-proof insulation, and another 4-piece bathroom. A standout feature is the 15' x 22' attached heated garage with epoxy flooring that has never been parked in. Additional highlights include driveway parking, central air conditioning, and a premium location directly across from a tree-line. Book your personal showing today!