

\$229,000 - 20, 100 Albion Drive, Fort McMurray

MLS® #A2243980

\$229,000

2 Bedroom, 4.00 Bathroom, 1,618 sqft

Residential on 0.00 Acres

Abasand, Fort McMurray, Alberta

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!

Built in 2001

Essential Information

MLS® #	A2243980
Price	\$229,000
Bedrooms	2
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,618



Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Level Split
Status	Active

Community Information

Address	20, 100 Albion Drive
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 1M1

Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	220 Volt Wiring, Garage Faces Front, Parking Pad, Single Garage Attached, Concrete Driveway
# of Garages	1

Interior

Interior Features	Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Corner Lot, Few Trees, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 30th, 2025
Days on Market	60
Zoning	R3

Listing Details

Listing Office	COLDWELL BANKER UNITED
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