# \$1,100,000 - 102 Aspenhill Drive, Fort McMurray

MLS® #A2231268

\$1,100,000

6 Bedroom, 5.00 Bathroom, 1,680 sqft Residential on 0.12 Acres

Abasand, Fort McMurray, Alberta

For more information, please click the "More Information" button.

Welcome to this exceptional home in Fort McMurray's Abasand neighborhoodâ€"a rare blend of luxurious living, thoughtful design, income potential, and a dream workshop for hobbyists, entrepreneurs, or collectors. The spacious, open-concept main floor offers seamless flow between a bright living room and an impressive kitchen, complete with granite countertops, a central island with built-in sink, walk-in pantry, and ample cabinetry. A versatile room on this level works beautifully as a home office or guest bedroom. You'll also find an oversized walk-in closet, mudroom to the garage, and a stylish 4-piece bath that completes this level. Upstairs, a modern staircase with custom wood railing leads to three bright bedrooms. The spacious primary suite features a full ensuite with double vanity and a large walk-in closet. Two additional bedrooms share another 4-piece bath. A dedicated second-floor laundry room includes a full washer and dryer, deep sink, and shelving for added storage and convenience. A standout feature of this property is the fully self-contained, two-bedroom legal suite with a private side entrance and covered porch. The legal suite includes its own kitchen, furnace, hot water tank, 4-piece bath, stackable laundry, and a spacious utility/storage areaâ€"offering privacy and independence. For those in need of serious workspace, the attached custom-built





garage/workshop is unparalleled. With a soaring 22-foot ceiling, multiple windows, and two overhead doorsâ€"one for RVsâ€"it's ideal for large projects or business use. Premium in-slab radiant heat, powered by its own boiler, ensures year-round comfort. A mezzanine provides storage or work space, while a bonus room can be used as an office or extra bedroom. A two-piece washroom within the workshop adds extra convenience. Outside, enjoy custom exposed aggregate steps, large concrete sidewalks stretching around the home, and a private patio with a fence panel screen and concrete pad. There's ample parking on both sides of the property, with designated spots for the basement suite. A powered garden shed adds extra storage. The entire home is insulated with spray foamâ€"boosting energy efficiency, reducing utility costs, increasing structural strength by up to 30%, and enhancing soundproofing. Central air conditioning adds year-round comfort. Located close to schools, green space, and a nearby convenience store, this property is the perfect balance of practicality, comfort, and long-term value. Don't miss your chance to own this unique home offering luxury, flexibility, and a massive workspaceâ€"all in one central location.

#### Built in 2018

## **Essential Information**

MLS® # A2231268 Price \$1,100,000

Bedrooms 6

Bathrooms 5.00

Full Baths 4
Half Baths 1

Square Footage 1,680

Acres 0.12

Year Built 2018

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 102 Aspenhill Drive

Subdivision Abasand

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9J 1E1



Parking Spaces 9

Parking Parking Pad, Off Street, Triple Garage Attached

# of Garages 4

# Interior

Interior Features Chandelier, Double Vanity, Kitchen Island, No Smoking Home, Pantry,

Separate Entrance, Storage, Walk-In Closet(s), Breakfast Bar, Closet

Organizers, Granite Counters, High Ceilings, Sump Pump(s)

Appliances Window Coverings, ENERGY STAR Qualified Dishwasher, ENERGY

STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Washer,

Stove(s), Washer/Dryer Stacked

Heating Central, Forced Air, Natural Gas, Boiler, In Floor, Other

Cooling Central Air

Has Basement Yes

Basement Full, Exterior Entry, Suite

## **Exterior**

Exterior Features Private Entrance, Storage

Lot Description Corner Lot

Roof Asphalt

Construction Stone, Vinyl Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed June 14th, 2025



Days on Market 144
Zoning R1S

# **Listing Details**

Listing Office Easy List Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.