

# \$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 neighborhood—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 area—offering privacy and independence. For those in need of serious workspace, the attached custom-built



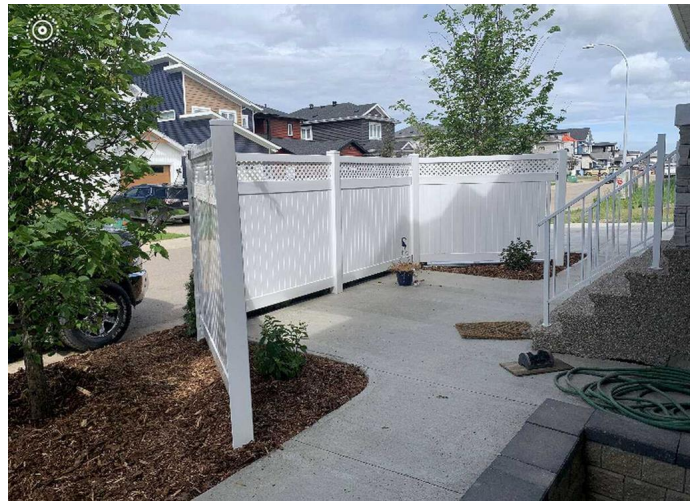
garage/workshop is unparalleled. With a soaring 22-foot ceiling, multiple windows, and two overhead doors—one for RVs—it's ideal for large projects or business use. Premium in-slab radiant heat, powered by its own boiler, ensures year-round comfort. A mezzanine provides storage or work space, while a 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 foam—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 workspace—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

### Amenities

Parking Spaces 9  
Parking Off Street, Parking Pad, Triple Garage Attached  
# of Garages 4

### Interior

Interior Features Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Storage, Sump Pump(s), Walk-In Closet(s)  
Appliances ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Stove(s), Washer/Dryer Stacked, Window Coverings  
Heating Boiler, Central, In Floor, Forced Air, Natural Gas, Other  
Cooling Central Air  
Has Basement Yes  
Basement Exterior Entry, Full, 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 110

Zoning R1S

### **Listing Details**

Listing Office Easy List Realty

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