

# \$225,000 - 25, 100 Albion Drive, Fort McMurray

---

MLS® #A2221181

## \$225,000

2 Bedroom, 4.00 Bathroom, 1,719 sqft  
Residential on 0.00 Acres

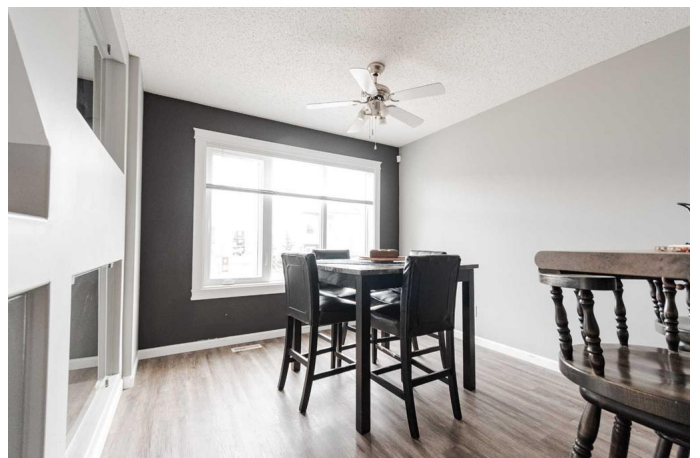
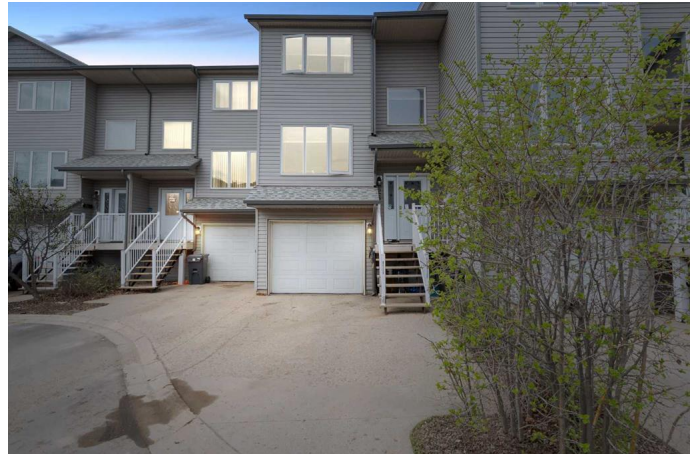
Abasand, Fort McMurray, Alberta

This well maintained, move in ready, beautifully updated townhome located in the desirable gated community of Trilogy in Abasand is ready for new owners. Just minutes from downtown and within walking distance to schools and scenic trails, this property offers the perfect blend of convenience, comfort, and privacy.

Inside, youâ€™ll find 1,719 sq. ft. of fully developed living space featuring updated (2016) vinyl plank and carpet flooring throughout, giving the home a modern and inviting feel. The main level offers an open-concept layout with neutral paint colours, a bright kitchen with updated stainless steel appliances, spacious living and dining area, two-piece bath, and access to one of the largest decks in the complexâ€”a perfect spot to unwind or entertain.

Upstairs features two spacious bedrooms, both with good size 4 piece ensuites. Laundry is also located on this level with a new washer and dryer.

The fully finished walkout basement adds even more versatility with a cozy family room, an additional two-piece bath, and the potential to serve as a third bedroom, guest room, or home office. A new hot water tank and humidifier in 2016 adds value and peace of mind.



Enjoy the convenience of a single attached garage and a fenced backyardâ€”ideal for pets or young children. This is a fantastic opportunity to own in a quiet, well-managed community.

Built in 2001

**Essential Information**

MLS® #	A2221181
Price	\$225,000
Bedrooms	2
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,719
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	25, 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	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Parking Pad, Single Garage Attached
# of Garages	1

**Interior**

Interior Features	Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 14th, 2025
Days on Market	4
Zoning	R3

## Listing Details

Listing Office	The Agency North Central Alberta
----------------	----------------------------------

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.