

# \$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

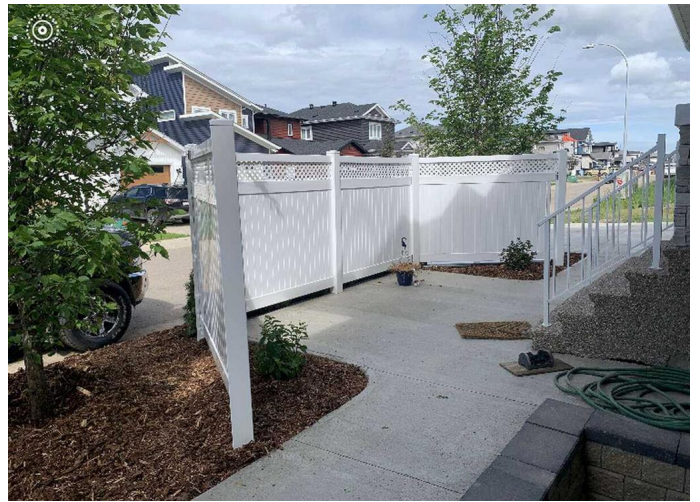
|                   |                                                                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 | 59  |
| Zoning         | R1S |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Easy List Realty |
|----------------|------------------|

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