$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 Brochure button.
Welcome to this exceptional home in Fort McMurrayâ€™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

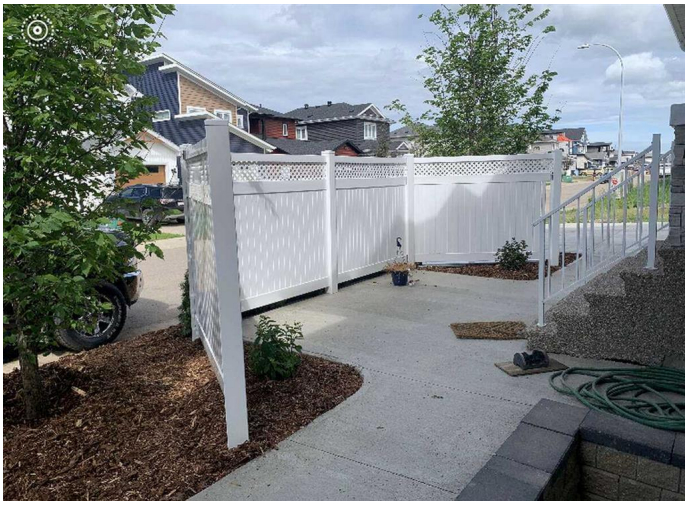
garage/workshop is unparalleled. With a soaring 22-foot ceiling, multiple windows, and two overhead doorsâ€”one for RVsâ€”itâ€™s ideal for large projects or business use. Premium in-slab radiant heat, powered by its own boiler, ensures year-round comfort. A mezzanine provides storage or work space, while 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. Donâ€™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

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, Walk-In Closet(s), Sump Pump(s)
Appliances	Stove(s), Washer/Dryer Stacked, Window Coverings, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Washer
Heating	Boiler, In Floor, Forced Air, Natural Gas, Central, 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	1
Zoning	R1S

Listing Details

Listing Office	Easy List Realty

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