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## 102 Aspenhill Drive Fort McMurray, Alberta

MLS # A2231268



\$1,100,000

Division: Abasand Residential/House Type: Style: 2 Storey Size: 1,680 sq.ft. Age: 2018 (7 yrs old) **Beds:** Baths: 4 full / 1 half Garage: Off Street, Parking Pad, Triple Garage Attached Lot Size: 0.12 Acre Lot Feat: Corner Lot

**Heating:** Water: Boiler, Central, In Floor, Forced Air, Natural Gas, Other Floors: Sewer: Ceramic Tile, Concrete, Vinyl Roof: Condo Fee: Asphalt **Basement:** LLD: Full, Separate/Exterior Entry, Suite Exterior: Zoning: Stone, Vinyl Siding R1S Foundation: **Utilities: Poured Concrete** 

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)

Inclusions: n/a

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.