

**30, 100 Albion Drive
Fort McMurray, Alberta**

MLS # A2278190



\$215,000

Division:	Abasand		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,179 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2 full / 2 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Garden, No Neighbour		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 510
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: Sold As Is, Where Is, On Possession

Located in the desirable Abasand neighbourhood, this bright 2-bedroom, 2-bathroom end unit offers privacy and peaceful green space views. The open concept main living area is ideal for everyday living and entertaining, with a seamless flow between the kitchen, dining, and living space. The walk-out basement adds valuable living space and easy outdoor access, perfect for enjoying the surrounding natural setting. A well-designed layout, functional living areas with an attached single car garage make this home an excellent opportunity for homeowners or investors alike.