

\$450,000 - 101 Robinson Lane, Fort McMurray

MLS® #A2193777

\$450,000

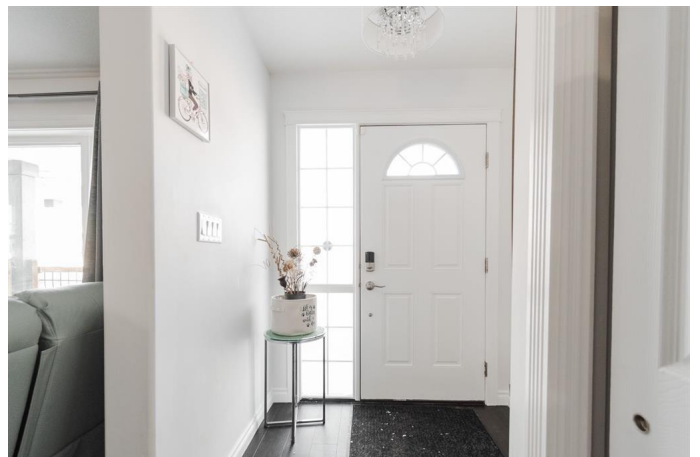
4 Bedroom, 3.00 Bathroom, 1,342 sqft
Residential on 0.09 Acres

Abasand, Fort McMurray, Alberta

Welcome to 101 Robinson Lane, a modern farmhouse-inspired home that is practically brand new, with every detail redone inside and out since 2016. This turn-key property exudes pride of ownership, offering a bright and inviting floor plan, a beautifully updated kitchen, and a spacious corner lot with a wide gate for recreational toy storage—perfect for those ready to take advantage of the new bylaws allowing direct access to nearby trails.

Since 2016, no detail has been overlooked during the extensive renovation. The exterior has been completely updated, including new siding, shingles, fascia, eaves, windows, and doors. A covered front porch enhances the curb appeal, offering a cozy spot to unwind while taking in the serene tree-lined views at the end of the road.

Inside, the bright carpet-free home begins with the living room, filled with natural light from the large front window. The kitchen is a showstopper, featuring white cabinetry, sleek black granite countertops, stainless steel appliances (2018), an island, a pantry, and a designated dining area. For those who love outdoor dining and entertaining, the private back deck spans the entire width of the home, complete with privacy shutters on both sides and sun all day long. If you have dogs or kids, the fully fenced side yard provides plenty of space to run and play, while the heated double-car garage offers secure parking for



two.

Upstairs, the home hosts three bedrooms, including a spacious primary suite that easily accommodates a king-size bed and boasts a walk-in closet. The five-piece bathroom features dual sinks and a deep soaking tub, creating a relaxing retreat. The fully developed lower level adds even more versatility, offering a fourth bedroom, a cozy family room, a three-piece bathroom, and a laundry room with a stand-up freezer.

Additional updates include a new hot water tank (2017), new furnace (2018), and central A/C (2016). With all permits and paperwork available for the new owners, this meticulously maintained home is truly move-in ready. Schedule your private tour today.

Built in 2002

Essential Information

MLS® #	A2193777
Price	\$450,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,342
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	101 Robinson Lane
Subdivision	Abasand

City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 1L8

Amenities

Parking Spaces	3
Parking	Additional Parking, Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, Parking Pad, Garage Faces Rear, Insulated
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Pantry, Storage, Vinyl Windows, 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	Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Views, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

Additional Information

Date Listed	February 12th, 2025
Days on Market	30
Zoning	R1P

Listing Details

Listing Office	The Agency North Central Alberta
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