

100 Aspen Drive
Athabasca, Alberta

MLS # A2255182

\$790,000



Division:	NONE	
Type:	Residential/House	
Style:	2 Storey, Acreage with Residence	
Size:	3,606 sq.ft.	Age: 2007 (19 yrs old)
Beds:	5	Baths: 4
Garage:	Double Garage Attached	
Lot Size:	7.49 Acres	
Lot Feat:	Back Yard, Corner Lot, Dog Run Fenced In, Irregular Lot, Lawn, Low Maintenance	

Heating:	Combination, Natural Gas, Wood	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	4-66-22-W4
Exterior:	Concrete, Wood Frame	Zoning:	UR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Sump Pump(s), Tankless Hot Water, Vinyl Windows		
Inclusions:	None		

Your Acreage Dream Just Minutes from Town Have you been searching for an acreage close to town but without sacrificing privacy? This stunning property in Aspen Ridge Estates offers the best of both worlds—just minutes from downtown Athabasca and local schools, yet tucked away on a beautifully landscaped lot. The backyard is fully fenced for your four-legged friends, while the rest of the acreage is a perfect mix of mature trees and manicured green space. Newly planted trees along the driveway will soon create a breathtaking natural entrance to your home. Inside, this spacious four-bedroom home defines comfortable luxury. Three of the bedrooms feature their own private en-suites, making it ideal for families or guests. A spacious loft above the garage provides a completely private living space, while the full, unfinished walk-out basement is ready for your vision—whether that's a recreation area, extra bedrooms, or even a separate suite. Acreage opportunities like this don't come along often. This is the perfect blend of country living and town convenience—don't miss your chance to make it yours.