

**24, 3012 Whispering Hills Drive  
Athabasca, Alberta**

**MLS # A2261704**

**\$265,000**



<b>Division:</b>	Athabasca Town	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	Attached-Side by Side, Bungalow	
<b>Size:</b>	1,069 sq.ft.	<b>Age:</b> 2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Single Garage Attached	
<b>Lot Size:</b>	0.06 Acre	
<b>Lot Feat:</b>	Landscaped, Lawn, Level, Low Maintenance Landscape	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 175
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R7
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Vinyl Windows		

**Inclusions:** Kitchen Island, Building Materials

Well-Cared-for Condo in East Ridge Estates! A rare opportunity to own in the highly desirable East Ridge Estates! This 3 bedroom, 3 bathroom condo has been meticulously maintained and offers a bright, open-concept layout. The main floor features a spacious kitchen, dining, and living area, two bedrooms including a primary suite with walk-in closet and 4-piece ensuite, plus convenient main floor laundry and a 2-piece bath. The basement is nearly complete—just needing a few finishing touches—and includes a large family room, third bedroom, 3-piece bath, and plenty of storage. Enjoy the comfort of central A/C, a single attached garage with additional parking pad, a welcoming front porch, and a back deck. Properties in East Ridge are rarely available—don't miss your chance to call this fantastic home yours!