

24, 3012 Whispering Hills Drive
Athabasca, Alberta

MLS # A2261704

\$265,000



Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R7
Foundation:	Poured Concrete	Utilities:	-
Features:	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!