

27, 3012 Whispering Hills Drive  
Athabasca, Alberta

MLS # A2280007

**\$279,000**



<b>Division:</b>	Athabasca Town		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,071 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Lawn, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 175
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R7
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Animal Home, No Smoking Home, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Water Distiller (as is), Stairlift (as is)

Spectacular, well-maintained custom corner unit located in the highly desirable East Ridge Estates. Unlike any other floor plan in the development, this unique home offers three bathrooms and two spacious bedrooms—one on the main floor and one in the fully finished basement—creating significantly more room for an expansive living area, dining space, and kitchen. The bright, functional kitchen features ample counter and cabinet space, updated cabinetry, and new appliances. Just off the kitchen is convenient main-floor laundry, complete with additional cabinetry, a sink, and a new washer and dryer, offering both ease and extra storage. The primary bedroom is generously sized and includes a walk-in closet and a 4-piece ensuite. Downstairs, the fully finished basement boasts a large bedroom, 3-piece bathroom, and an oversized family room, making it an ideal space for guests, visitors, or entertaining and has a stairlift for ease of access. Additional highlights include a front porch, back deck, central air conditioning, an attached single-car garage, and parking pad. This exceptional home shows beautifully and is sure to impress.