

27, 3012 Whispering Hills Drive
Athabasca, Alberta

MLS # A2280007

\$279,000



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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R7
Foundation:	Poured Concrete	Utilities:	-
Features:	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.