

\$549,900 - 264 Aspen Drive, Rural Athabasca County

MLS® #E4447035

\$549,900

5 Bedroom, 3.50 Bathroom, 1,524 sqft

Rural on 1.66 Acres

Whispering Hills, Rural Athabasca County, AB

BAPTISTE LAKE ALL YEAR LONG. Built in 2020 this on a 2 acre lot backing a park reserve this property hosts a 1523 sqft 3 bedroom great room modular home & a 918.85 square foot 2 bedroom loft suite over the oversized garage/ workshop. Perfect for the extended family or rental revenue you can enjoy this spotless property on those lazy summer days or all year long. The Modular home features include: a gorgeous kitchen with breakfast bar island, subway tile backsplash, tons of counter space, S/S appliances, dining nook , family room and 3 good sized bdrms including the primary bedroom with 3pc en-suite & walk in closet, an additional 4pc bath & separate laundry room. The 2 bedroom loft features include 2 bedrooms, 4pc bathroom, great kitchen with breakfast bar island S/S appliances, separate laundry, family room & large balcony overlooking the property. Additional features include newer holding tank, cistern & 200amp service, screw pile foundation, 2 RV sites with FULL SERVICES! ABSOLUTLEY TURNKEY!!

Built in 2020

Essential Information

MLS® # E4447035

Price \$549,900



| | |
|----------------|------------------------|
| Bedrooms | 5 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,524 |
| Acres | 1.66 |
| Year Built | 2020 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 264 Aspen Drive |
| Area | Rural Athabasca County |
| Subdivision | Whispering Hills |
| City | Rural Athabasca County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9S 1S3 |

Amenities

| | |
|----------|--|
| Features | Deck, Detectors Smoke, Fire Pit, Vaulted Ceiling, Vinyl Windows, See Remarks |
|----------|--|

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Heating | Forced Air-1, Natural Gas |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Modular |
| Exterior Features | Backs Onto Park/Trees, Beach Access, Boating, Environmental Reserve, Flat Site, Landscaped, No Back Lane, Playground Nearby, Treed Lot, See Remarks |
| Construction | Modular |
| Foundation | Piling |

Additional Information

Date Listed July 10th, 2025
Days on Market 3
Zoning Zone 63

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