

\$231,000 - 22 Aspen Drive, Athabasca Town

MLS® #E4431526

\$231,000

3 Bedroom, 2.00 Bathroom, 1,461 sqft
Land Lease Community on 0.00 Acres

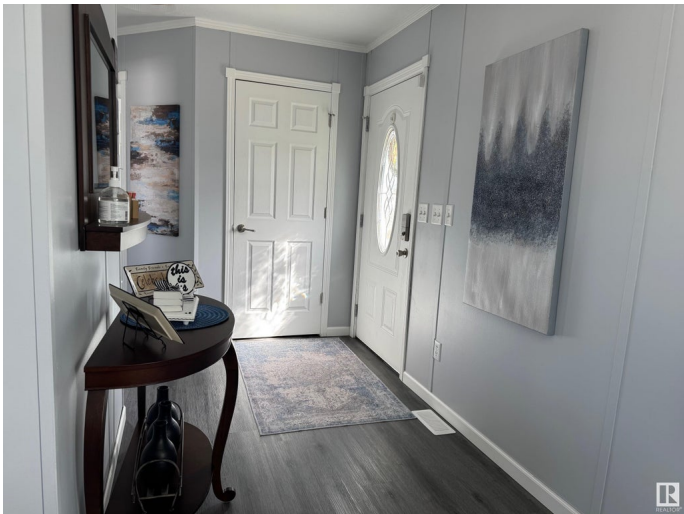
Athabasca Town, Athabasca Town, AB

Stylish & Spacious Home in Aspen Village
This move-in ready modular home in Aspen Village offers comfort, space, and convenience in a private, well-kept community. Whether youâ€™re a first-time buyer, downsizing, or looking for a solid investment, this property checks all the boxes. The bright, open layout is ideal for everyday living and entertaining. The kitchen is a standout, with a large island, decorative range hood and bar fridge. The living area has a coffered ceiling that raises the ceiling to offer that luxurious height. The living and dining areas flow seamlessly to a generous deck and beautifully landscaped yard. Three bedrooms include a spacious primary suite with a walk-in closet and a full ensuite. Thereâ€™s also a second four-piece bathroom for family or guests. Located just minutes from the hospital, schools, and shoppingâ€”this one is a rare find in a prime spot.

Built in 2012

Essential Information

| | |
|------------|-----------|
| MLS® # | E4431526 |
| Price | \$231,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |



| | |
|----------------|------------------------|
| Square Footage | 1,461 |
| Acres | 0.00 |
| Year Built | 2012 |
| Type | Land Lease Community |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 22 Aspen Drive |
| Area | Athabasca Town |
| Subdivision | Athabasca Town |
| City | Athabasca Town |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9S 1T4 |

Amenities

| | |
|---------|------------------|
| Parking | 2 Outdoor Stalls |
|---------|------------------|

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Fan-Ceiling, Refrigerator, Storage Shed, Stove-Electric, Washer, Wine/Beverage Cooler |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |

Exterior

| | |
|--------------|---------|
| Exterior | Modular |
| Construction | Modular |
| Foundation | Block |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 17th, 2025 |
| Days on Market | 12 |
| Zoning | Zone 60 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they

provide (MLS®®, Multiple Listing Service®®)
Listing information last updated on April 28th, 2025 at 10:32pm MDT