

\$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
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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	48
Zoning	Zone 63

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Listing information last updated on August 27th, 2025 at 5:02am MDT