\$790,000 - 100 Aspen Drive, Athabasca

MLS® #A2255182

\$790,000

5 Bedroom, 4.00 Bathroom, 3,606 sqft Residential on 7.49 Acres

NONE, Athabasca, Alberta

Your Acreage Dream Just Minutes from Town

Have you been searching for an acreage close to town but without sacrificing privacy? This stunning property in Aspen Ridge Estates offers the best of both worldsâ€"just minutes from downtown Athabasca and local schools, yet tucked away on a beautifully landscaped lot.

The backyard is fully fenced for your four-legged friends, while the rest of the acreage is a perfect mix of mature trees and manicured green space. Newly planted trees along the driveway will soon create a breathtaking natural entrance to your home.

Inside, this spacious four-bedroom home defines comfortable luxury. Three of the bedrooms feature their own private en-suites, making it ideal for families or guests. A spacious loft above the garage provides a completely private living space, while the full, unfinished walk-out basement is ready for your visionâ€"whether that's a recreation area, extra bedrooms, or even a separate suite.







Acreage opportunities like this don't come along often. This is the perfect blend of country living and town convenienceâ€"don't miss your chance to make it yours.

Built in 2007

Essential Information

MLS® # A2255182

Price \$790,000

Bedrooms 5

Bathrooms 4.00

Full Baths 4

Square Footage 3,606

Acres 7.49

Year Built 2007

Type Residential

Sub-Type Detached

Style 2 Storey, Acreage with Residence

Status Active

Community Information

Address 100 Aspen Drive

Subdivision NONE

City Athabasca

County Athabasca County

Province Alberta
Postal Code T0G0R0

Amenities

Parking Spaces 6

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Closet Organizers, Double Vanity, High Ceilings, No Smoking Home,

Pantry, Recessed Lighting, Separate Entrance, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Breakfast Bar, Ceiling Fan(s),

Central Vacuum, Jetted Tub

Appliances Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop,

Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window

Coverings, Instant Hot Water

Heating Natural Gas, Combination, Wood

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Features Other

Lot Description Back Yard, Lawn, Low Maintenance Landscape, Corner Lot, Dog Run

Fenced In, Irregular Lot, Many Trees

Roof Asphalt Shingle

Construction Wood Frame, Concrete

Foundation Poured Concrete

Additional Information

Date Listed September 8th, 2025

Days on Market 53
Zoning UR

Listing Details

Listing Office RE/MAX EXCELLENCE

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