

## \$619,900 - 264 Aspen Drive, Rural Athabasca County

MLS® #E4434044

**\$619,900**

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® # E4434044

Price \$619,900



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            May 1st, 2025  
Days on Market      5  
Zoning                Zone 63

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