

## \$790,000 - 100 Aspen Drive, Athabasca Town

MLS® #E4456770

**\$790,000**

5 Bedroom, 4.00 Bathroom, 3,606 sqft  
Single Family on 7.49 Acres

Athabasca Town, Athabasca Town, AB

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 worlds—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 vision—whether that’s a recreation area, extra bedrooms, or even a separate suite. Do not miss this opportunity.

Built in 2007

### Essential Information

MLS® #	E4456770
Price	\$790,000
Bedrooms	5



Bathrooms	4.00
Full Baths	4
Square Footage	3,606
Acres	7.49
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	100 Aspen Drive
Area	Athabasca Town
Subdivision	Athabasca Town
City	Athabasca Town
County	ALBERTA
Province	AB
Postal Code	T0G 0R0

### **Amenities**

Amenities	Closet Organizers, Deck, Detectors Smoke, Hot Water Instant, Vaulted Ceiling, Walkout Basement
Parking	Double Garage Attached, Heated, Insulated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Fan-Ceiling, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings
Heating	In Floor Heat System, Wood Stove, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Partially Landscaped
Lot Description	7.49 Acres
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            September 8th, 2025

Days on Market      57

Zoning                 Zone 60

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