

\$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
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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	18
Zoning	Zone 60

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Listing information last updated on May 5th, 2025 at 4:32am MDT