

## \$420,000 - 159 Allen Drive, Rural Athabasca County

MLS® #E4433173

**\$420,000**

4 Bedroom, 1.00 Bathroom, 1,248 sqft

Rural on 0.00 Acres

Whispering Hills, Rural Athabasca County, AB

Nestled in a prime location with breathtaking views of Baptiste Lake, this charming 1,248 sq. ft. bungalow offers the perfect blend of comfort & nature. With 3+1 bedrooms, a walk-out basement, & a double attached garage, there's ample space for family & guests alike. The home boasts beautiful cedar feature walls, a vaulted ceiling, & a cozy woodstove in the living room, adding warmth and character. The kitchen is outfitted with cherry-wood cabinets & stainless steel appliances, while patio doors lead to a spacious deck with durable dura-deck flooring & sleek black metal railing—ideal for enjoying the serene surroundings. A picturesque wooden walkway leads to a separate bunkhouse, providing extra accommodations or a private retreat. Park reserve access ensures seamless enjoyment of the lake, while the single detached garage offers additional storage. With a high-efficient furnace (new 2021) for year-round comfort, this property is truly a lakeview gem!. New deck, hot water tank, bunk house in 2021-2022.

Built in 1981

### Essential Information

MLS® # E4433173

Price \$420,000



Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,248
Acres	0.00
Year Built	1981
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	159 Allen Drive
Area	Rural Athabasca County
Subdivision	Whispering Hills
City	Rural Athabasca County
County	ALBERTA
Province	AB
Postal Code	T9S 1S3

### Amenities

Features	Deck, Fire Pit, Front Porch, Guest Suite, Lake Privileges, Patio, Vaulted Ceiling, Vinyl Windows
Parking Spaces	6

### Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Boating, Lake Access Property, Lake View, Landscaped, No Back Lane, No Through Road, Not Fenced, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 24th, 2025

Days on Market 97

Zoning Zone 63

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Listing information last updated on July 29th, 2025 at 9:48pm MDT