\$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, thereâ€[™]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 railingâ€"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 |
| Туре | 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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