

# \$231,000 - 22 Aspen Drive, Athabasca

MLS® #A2213433

## \$231,000

3 Bedroom, 2.00 Bathroom, 1,461 sqft  
Residential on 1.19 Acres

Athabasca Town, Athabasca, Alberta

**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 you'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. There's also a second four-piece bathroom for family or guests.

Located just minutes from the hospital, schools, and shopping—this one is a rare find in a prime spot.

Built in 2012

## Essential Information

MLS® #	A2213433
Price	\$231,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,461
Acres	1.19
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Double Wide Mobile Home
Status	Active

### **Community Information**

Address	22 Aspen Drive
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1T4

### **Amenities**

Amenities	Parking
Parking Spaces	2
Parking	Stall

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s)
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Electric Cooktop, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### **Exterior**

Exterior Features	Barbecue
Lot Description	Back Yard, Gazebo
Roof	Asphalt Shingle
Construction	Vinyl Siding, Manufactured Floor Joist
Foundation	Block

## **Additional Information**

Date Listed            April 19th, 2025

Zoning                 MHP

## **Listing Details**

Listing Office         RE/MAX EXCELLENCE

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