$825,000 - 100 Aspen Drive, Athabasca

MLS® #A2255182

$825,000
4 Bedroom, 4.00 Bathroom, 3,606 sqft
Residential on 7.49 Acres

NONE, Athabasca, Alberta

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 worldsâ€”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 visionâ€”whether thatâ€™s a recreation area, extra bedrooms, or even a separate suite.

Acreage opportunities like this donâ€™t come along often. This is the perfect blend of country living and town convenienceâ€”donâ€™t miss your chance to make it yours.

Built in 2007

Essential Information

MLS® #	A2255182
Price	$825,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,606
Acres	7.49
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	100 Aspen Drive
Subdivision	NONE
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T0G0R0

Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers,

	Double Vanity, High Ceilings, Jetted Tub, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Sump Pump(s), Tankless Hot Water, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Instant Hot Water
Heating	Combination, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Corner Lot, Dog Run Fenced In, Irregular Lot, Lawn, Low Maintenance Landscape, Many Trees
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 8th, 2025
Days on Market	8
Zoning	UR

Listing Details

Listing Office	RE/MAX EXCELLENCE

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