

# \$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	14
Zoning	Zone 60

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