



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**100 Aspen Drive  
Athabasca, Alberta**

**MLS # A2255182**



**\$790,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,606 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	7.49 Acres		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Dog Run Fenced In, Irregular Lot, Lawn, Low Mainten		

<b>Heating:</b>	Combination, Natural Gas, Wood	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	4-66-22-W4
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	UR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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		
<b>Inclusions:</b>	None		

**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 worlds—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 vision—whether that’s a recreation area, extra bedrooms, or even a separate suite. Acreage opportunities like this don’t come along often. This is the perfect blend of country living and town convenience—don’t miss your chance to make it yours.