



GRASSROOTS
REALTY GROUP

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24, 3012 Whispering Hills Drive
Athabasca, Alberta

MLS # A2261704

\$265,000



| | | | |
|------------------|----------------------------------------------------|---------------|-------------------|
| Division: | Athabasca Town | | |
| Type: | Residential/Duplex | | |
| Style: | Attached-Side by Side, Bungalow | | |
| Size: | 1,069 sq.ft. | Age: | 2002 (23 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Landscaped, Lawn, Level, Low Maintenance Landscape | | |

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|--------------------|--------------------------------|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 175 |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R7 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home, Vinyl Windows | | |

Inclusions: Kitchen Island, Building Materials

Well-Cared-for Condo in East Ridge Estates! A rare opportunity to own in the highly desirable East Ridge Estates! This 3 bedroom, 3 bathroom condo has been meticulously maintained and offers a bright, open-concept layout. The main floor features a spacious kitchen, dining, and living area, two bedrooms including a primary suite with walk-in closet and 4-piece ensuite, plus convenient main floor laundry and a 2-piece bath. The basement is nearly complete—just needing a few finishing touches—and includes a large family room, third bedroom, 3-piece bath, and plenty of storage. Enjoy the comfort of central A/C, a single attached garage with additional parking pad, a welcoming front porch, and a back deck. Properties in East Ridge are rarely available—don't miss your chance to call this fantastic home yours!