



**#28 Aspen Cres**  
**Rural Athabasca County, Alberta**

**MLS # A2293965**



**\$449,000**

<b>Division:</b>	Century Estates_CATH		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,236 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	3.06 Acres		
<b>Lot Feat:</b>	Treed		

**Heating:** Forced Air, Natural Gas

**Water:** Well

**Floors:** Carpet, Hardwood, Laminate

**Sewer:** Septic System

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** CR

**Foundation:** Poured Concrete

**Utilities:** Electricity Paid For

**Features:** See Remarks

**Inclusions:** n/a

Custom built bungalow, built by a local home builder, located 5 minutes south of Athabasca in the Century Estates subdivision, is ready for a new family to make it home. This 1,236 sq ft 2+ 1 bedroom, 2 bath well maintained home has seen many upgrades in the recent years, including high efficiency furnace, hot water tank, new water softener bed, deck, patio door inserts, flooring, new dishwasher, many electrical outlets & switches updated and updated main bathroom. The main floor offers lots of space with a spacious kitchen, large dining area, a comfortable living room with wood burning fireplace and main floor laundry with rinse tub. The richness of the hardwood flooring adds great character to the home. The basement is fully finished with one bedroom, den., a large recreation room, oversized storage room and a nice 3 piece bathroom with walk in shower. The double garage with 7'6" opening, ideal for full sized trucks, is attached to the house with a covered breezeway. The home is nestled on 3.06 treed acres giving you lots of privacy. Two storage sheds are included for all your garden & lawn equipment.