



100 Aspen Drive
Athabasca, Alberta

MLS # A2322533



\$760,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	3,499 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	7.49 Acres		
Lot Feat:	Back Yard, Dog Run Fenced In, Front Yard, Landscaped, Lawn, Low Maintenance		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Located just 5 minutes from town, 100 Aspen Drive offers premium country living in an impressively built 1.5-storey walkout home. Spanning 3,500 square feet of above-ground living space, the main floor features an expansive chef's kitchen, a dining area, a breakfast nook, and a living room centered around a wood-burning fireplace insert. The main-floor primary bedroom includes a private 5-piece ensuite, complemented by main-floor laundry and an additional bathroom for convenience. The upper level is designed for maximum privacy, hosting two massive spare bedrooms, each equipped with its own dedicated 4-piece ensuite. Flexibility is a key feature of this property, with a separate living area and bedroom located above the oversized, heated garage—perfect for guests or an extended family setup. The walkout basement is partially finished with a completed bedroom and already roughed-in for a bathroom. Comfort extends throughout the entire home with in-floor heating servicing every level, including the garage. Outside, the property features a wraparound deck, a front porch, and a beautifully landscaped, private fenced yard complete with a firepit area. A substantial, well-crafted acreage designed for long-term enjoyment.