



GRASSROOTS
REALTY GROUP

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5506 Aspen Lane
Athabasca, Alberta

MLS # A2323348



\$435,000

Division:	Athabasca Town		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,748 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, No Neighbours Behind, Sloped		

Heating: In Floor, Forced Air

Floors: Ceramic Tile, Hardwood, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Sump Pump(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: N/A

This four bedroom home in the Wood Heights subdivision delivers a well designed layout that effortlessly balances daily function with modern comfort. The main floor revolves around a bright, open living space and a central kitchen finished with premium granite countertops. Nearby, the primary suite provides a peaceful main floor retreat, complemented by the convenience of main floor laundry and a private office. Exceptional climate control is built right into the home, featuring central air conditioning for warm summer days and an efficient in-floor heating system that warms the entire main floor, the basement, and the attached garage. Upstairs, two bedrooms offer ample storage with walk-in closets and share a full bathroom, while the developed basement adds a fourth bedroom rec space and an additional bathroom. Located in a family-friendly neighbourhood, the property sits close to local schools, parks, and the hospital.