



GRASSROOTS
REALTY GROUP

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5404 Aspen Lane
Athabasca, Alberta

MLS # A2331296



\$449,000

Division:	Athabasca Town		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,337 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Few Trees, Sloped Down		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Soaking Tub		
Inclusions:	N/A		

Welcome to this well maintained 5 bedroom, 3 bathroom home in the desirable Wood Heights neighbourhood. Offering a fantastic family friendly layout, this home features an open-concept design with high ceilings and an abundance of natural light throughout, creating a bright and inviting atmosphere. The spacious primary bedroom is a true retreat, complete with a walk-in closet and a beautifully appointed ensuite. With five bedrooms, there's plenty of room for a growing family, guests, or a home office. Enjoy year-round comfort with central air conditioning, and step outside to a fully fenced backyard that is perfect for kids, pets, entertaining, or relaxing in privacy. The attached garage adds everyday convenience and additional storage. Ideally situated in a quiet, tucked away neighbourhood, this home offers the perfect balance of privacy and accessibility. A nearby playground makes it an excellent choice for families, while the convenient location provides easy access to schools, shopping, parks, and major routes. If you're looking for a move-in ready home with space, style, and an unbeatable family oriented location, this Wood Heights gem is one you won't want to miss!