



GRASSROOTS
REALTY GROUP

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211 Aspen Drive
Athabasca, Alberta

MLS # A2340760



\$800,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,091 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	2.23 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Private, See Remarks		

Heating: In Floor, Fireplace(s), Forced Air, Natural Gas

Water: Well

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: Holding Tank

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: SV

Foundation: Poured Concrete

Utilities: -

Features: Vaulted Ceiling(s)

Inclusions: N/A

There's something special about coming home to space, privacy and a view. Set on 2.23 acres in Whispering Hills, just 15 minutes from Athabasca and under 1.5 hours from Edmonton, this beautiful home offers over 4,000 sq ft of finished living space. Step inside and the floor-to-ceiling windows immediately draw you in, filling the open living area with natural light and views of the backyard. Gather around the stone-faced gas fireplace, cook and connect in the spacious island kitchen, or carry dinner outside to the covered deck. The bright primary suite is your own retreat with a 5-pc ensuite, walk-in shower and closet. A den and incredible mudroom/laundry complete the main floor. Downstairs, 2 massive bedrooms each have their own bath, alongside a huge rec room and mirrored gym. Add an oversized heated triple garage with drains and a 36x48 shop, and this is acreage living with room for everything.