



GRASSROOTS
REALTY GROUP

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5505 Aspen
Athabasca, Alberta

MLS # A2352378

\$429,000

Division:	Athabasca Town		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,342 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Wet Bar

Inclusions: n/a

The WoodHeights neighborhood in town has a way of making people stay, and this home shows you why. Step inside and look up. Vaulted ceilings open up the main floor, the bay window pulls in the afternoon sun, and hand-scraped hardwood runs from room to room. There's no carpet anywhere in the house, which you'll appreciate the first time someone tracks in a muddy boot. The kitchen has granite counters, crisp white cabinets and a window over the sink that looks out to the backyard. Open the garden doors and the deck is right there for morning coffee or a barbecue that runs late. The dining space beside it has room for a long table, so nobody gets the folding chair at Thanksgiving. The primary bedroom sits a few steps up, above the garage. It feels like its own little wing, quiet and private, yet the kids' rooms are only a few steps away. The 5-piece ensuite has a double vanity, a separate shower and a corner soaker tub tucked under two big windows. Fill it up, turn off the phone, and let the day go. Head downstairs and the gas fireplace and wet bar make hosting easy. Think the Christmas open house, a playoff game with the neighbours, or a quiet drink by the fire once the house settles. The fenced yard means you can open the back door without a second thought, and the oversized garage has space for the vehicles and the winter gear. If your family is growing, there's room to grow here. If the kids have moved out, it's a home that's easy to keep and lovely to come back to. This home is priced below recent comparable sales in Wood Heights. That gives the right buyer an opportunity to get into this neighbourhood for less than they'd expect. Come take a look before someone else does.