

\$419,900 - 5609 Aspen Lane, Athabasca

MLS® #A2098453

\$419,900

3 Bedroom, 2.00 Bathroom, 1,666 sqft

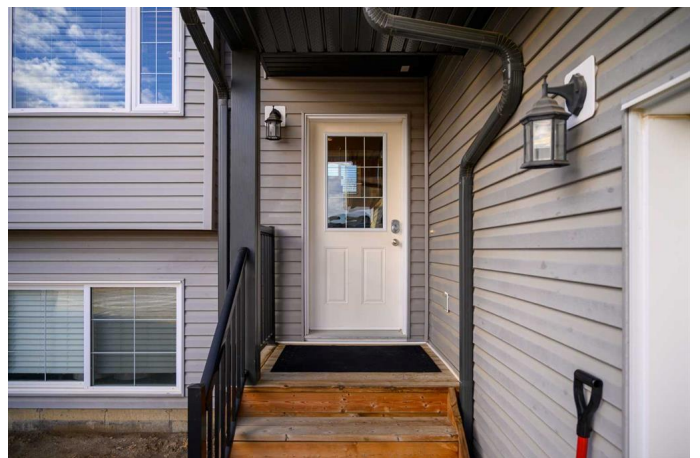
Residential on 0.41 Acres

Athabasca Town, Athabasca, Alberta

Nestled in an established neighborhood of executive-styled houses, this exceptional property perfectly blends the tranquility of rural living with the convenience of urban amenities.

This home radiates contemporary elegance without compromising comfort. The main floor boasts a thoughtfully designed kitchen featuring granite countertops, a kitchen island, and vaulted ceilings that amplify the sense of spaciousness. Hardwood flooring graces the living spaces, adding warmth and sophistication. A double-faced gas fireplace seamlessly connects the living and dining rooms, creating a cozy ambiance. Practicality meets luxury with a main floor laundry room.

Ascend the staircase to discover the expansive primary suite, situated above the garage, boasting a walk-in closet and an ensuite bath featuring a luxurious soaker tub. As you explore further, revel in the triple-car heated garage, ensuring comfort during colder months. The driveway, with ample space for six cars, complements the convenience of the garage. The unfinished high-ceiling basement calls for customization, offering a canvas for personalization. Step outside to the vast fenced backyard, providing a perfect oasis for both relaxation and play on one of the largest town lots available. It is a rare find. A deck extends the living space outdoors, offering a delightful spot for gatherings. Embracing the peace of this quiet neighbourhood, the property maintains the perfect balance between the serenity of country living and



urban convenience. This is an exceptional home, where comfort, style, and potential converge seamlessly.

Built in 2015

Essential Information

MLS® #	A2098453
Price	\$419,900
Sold Price	\$410,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,666
Acres	0.41
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	5609 Aspen Lane
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 0A8

Amenities

Parking Spaces	9
Parking	Garage Door Opener, Heated Garage, Parking Pad, Triple Garage Attached

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
-------------------	--

Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Floor Furnace, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Double Sided, Family Room, Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Lighting, Private Yard, Storage
Lot Description	City Lot, Cul-De-Sac, Lawn, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	December 31st, 2023
Date Sold	January 28th, 2024
Days on Market	27
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.