

\$447,000 - 5404 Aspen Lane, Athabasca

MLS® #A2186726

\$447,000

5 Bedroom, 3.00 Bathroom, 1,336 sqft
Residential on 0.13 Acres

Athabasca Town, Athabasca, Alberta

Meticulously Maintained 5-Bedroom,
3-Bathroom Home in Wood Heights

Welcome to this beautifully maintained 5-bedroom, 3-bathroom home in the desirable Wood Heights subdivision of Athabasca. With 2,170 square feet of finished living space, this home feels like new thanks to the exceptional care it has received. Ideally located just two doors down from the community playground, this property is perfectly positioned for family-friendly living.

The main floor boasts an open-concept design ideal for entertaining. The spacious primary bedroom features a walk-in closet and a luxurious ensuite with a soaker tub and separate shower. Two additional bedrooms and a full main bathroom provide ample space for guests or a growing family. The kitchen is a chef's delight, with a 5-foot island featuring a breakfast nook, vaulted ceilings, and plenty of natural light creating a bright and welcoming atmosphere. Garden doors off the dining room lead to a sun-drenched deck overlooking the fully fenced backyard, perfect for relaxing or outdoor gatherings.

The fully finished basement offers even more living space with two additional bedrooms, a 3-piece bathroom, and a bright family room. Thanks to the 4-foot foundation and oversized windows, the basement feels anything but underground. This versatile space is ideal for



movie nights, a home gym, or a cozy retreat for guests or in-laws.

Additional features include:

- Brand-new central air conditioning for year-round comfort.

- Fresh paint, updated lighting, and new blinds in the primary bedroom.

- A new granite kitchen sink and some updated appliances.

- An insulated double-attached garage large enough for truck parking.

This home truly offers the best of both worlds—a modern, move-in-ready property in a welcoming community setting. Schedule your viewing today to experience all this exceptional home has to offer!

Built in 2013

Essential Information

MLS® #	A2186726
Price	\$447,000
Sold Price	\$435,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,336
Acres	0.13
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	5404 Aspen Lane
Subdivision	Athabasca Town
City	Athabasca

County	Athabasca County
Province	Alberta
Postal Code	T9S 0A8

Amenities

Parking Spaces	576
Parking	Additional Parking, Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Insulated

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, Open Floorplan, Soaking Tub, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Irregular Lot, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 9th, 2025
Date Sold	April 12th, 2025
Days on Market	92
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Excellence
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