

\$231,000 - 22 Aspen Drive, Athabasca

MLS® #A2213433

\$231,000

3 Bedroom, 2.00 Bathroom, 1,461 sqft

Residential on 1.19 Acres

Athabasca Town, Athabasca, Alberta

Stylish & Spacious Home in Aspen Village

This move-in ready modular home in Aspen Village offers comfort, space, and convenience in a private, well-kept community. Whether you're a first-time buyer, downsizing, or looking for a solid investment, this property checks all the boxes.

The bright, open layout is ideal for everyday living and entertaining. The kitchen is a standout, with a large island, decorative range hood and bar fridge. The living area has a coffered ceiling that raises the ceiling to offer that luxurious height. The living and dining areas flow seamlessly to a generous deck and beautifully landscaped yard.

Three bedrooms include a spacious primary suite with a walk-in closet and a full ensuite. There's also a second four-piece bathroom for family or guests.

Located just minutes from the hospital, schools, and shopping—this one is a rare find in a prime spot.

Built in 2012

Essential Information

MLS® #	A2213433
Price	\$231,000
Sold Price	\$222,000
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	1,461
Acres	1.19
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Double Wide Mobile Home
Status	Sold

Community Information

Address	22 Aspen Drive
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1T4

Amenities

Amenities	Parking
Parking Spaces	2
Parking	Stall

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s)
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Range Hood, Refrigerator, Washer/Dryer, Bar Fridge, Oven-Built-In
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Barbecue
Lot Description	Back Yard, Gazebo
Roof	Asphalt Shingle
Construction	Vinyl Siding, Manufactured Floor Joist

Foundation Block

Additional Information

Date Listed April 19th, 2025
Date Sold May 26th, 2025
Days on Market 35
Zoning MHP
HOA Fees 0.00

Listing Details

Listing Office RE/MAX EXCELLENCE

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