

\$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
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	Active

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	Bar Fridge, Built-In Oven, Dishwasher, Electric Cooktop, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
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
Days on Market	28
Zoning	MHP

Listing Details

Listing Office	RE/MAX EXCELLENCE
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.