

\$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 |
| 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 | Active |

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 Double Garage Attached, Driveway, Additional Parking, Concrete Driveway, Garage Door Opener, Garage Faces Front, Insulated
of Garages 2

Interior

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

Exterior

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

Additional Information

Date Listed January 9th, 2025
Days on Market 86
Zoning R1

Listing Details

Listing Office RE/MAX Excellence

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.