



## 28 Aspen Cres Rural Athabasca County Alberta

\$426,000

Custom built bungalow, built by a local home builder, located 5 minutes south of Athabasca in the Century Estates subdivision, is ready for a new family to make it home. This 1,236 sq ft 2+ 2 bedroom, 2 bath well maintained home has seen many upgrades in the recent years, including high efficiency furnace, hot water tank, new water softener bed, deck, patio door inserts, flooring and updated main bathroom. The main floor offers lots of space with a spacious kitchen, large dining area, a comfortable living room with wood burning fireplace and main floor laundry with rinse tub. The richness of the hardwood flooring adds great character to the home. The basement is fully finished with two bedrooms, a large recreation room, oversized storage room and a nice 3 piece bathroom with walk in shower. The double garage is attached to the house with a covered breezeway. The home is nestled on 3.06 treed acres giving you lots of privacy. Two storage sheds are included for all your garden & lawn equipment. (id:6769)

3pc Bathroom 6.33 Ft x 8.42 Ft

Bedroom 13.50 Ft x 18.67 Ft

Storage 18.25 Ft x 12.50 Ft

Furnace 13.42 Ft x 8.42 Ft

Bedroom 12.08 Ft x 10.67 Ft

Recreational, Games room 25.92 Ft x 29.92 Ft

4pc Bathroom 10.50 Ft x 7.58 Ft

Bedroom 14.00 Ft x 11.92 Ft

Bedroom 12.25 Ft x 10.83 Ft

Dining room 12.33 Ft x 11.83 Ft

Foyer 7.42 Ft x 10.83 Ft

Kitchen 13.00 Ft x 13.67 Ft

Laundry room 6.08 Ft x 7.42 Ft

Living room 12.50 Ft x 19.25 Ft

Listing Presented By:



Originally Listed by:  
ROYAL LEPAGE COUNTY REALTY

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