

# \$275,000 - 24, 3012 Whispering Hills Drive, Athabasca

MLS® #A2261704

## \$275,000

3 Bedroom, 3.00 Bathroom, 1,069 sqft

Residential on 0.06 Acres

Athabasca Town, Athabasca, Alberta

Well-Cared-for Condo in East Ridge Estates! A rare opportunity to own in the highly desirable East Ridge Estates! This 3 bedroom, 3 bathroom condo has been meticulously maintained and offers a bright, open-concept layout. The main floor features a spacious kitchen, dining, and living area, two bedrooms including a primary suite with walk-in closet and 4-piece ensuite, plus convenient main floor laundry and a 2-piece bath. The basement is nearly complete—just needing a few finishing touches—and includes a large family room, third bedroom, 3-piece bath, and plenty of storage. Enjoy the comfort of central A/C, a single attached garage with additional parking pad, a welcoming front porch, and a back deck. Properties in East Ridge are rarely available—don't miss your chance to call this fantastic home yours!

Built in 2002

## Essential Information

MLS® #	A2261704
Price	\$275,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,069
Acres	0.06



Year Built	2002
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	24, 3012 Whispering Hills Drive
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S1Y6

### Amenities

Amenities	Other
Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	No Smoking Home, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Other
Lot Description	Landscaped, Lawn, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	October 3rd, 2025
Days on Market	3

Zoning R7

## Listing Details

Listing Office ROYAL LEPAGE COUNTY REALTY

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