

\$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	4

Zoning R7

Listing Details

Listing Office ROYAL LEPAGE COUNTY REALTY

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.