# \$420,000 - 159 Allen Drive, Rural Athabasca County

MLS® #E4433173

#### \$420,000

4 Bedroom, 1.00 Bathroom, 1,248 sqft Rural on 0.00 Acres

Whispering Hills, Rural Athabasca County, AB

Nestled in a prime location with breathtaking views of Baptiste Lake, this charming 1,248 sq. ft. bungalow offers the perfect blend of comfort & nature. With 3+1 bedrooms, a walk-out basement, & a double attached garage, there's ample space for family & guests alike. The home boasts beautiful cedar feature walls, a vaulted ceiling, & a cozy woodstove in the living room, adding warmth and character. The kitchen is outfitted with cherry-wood cabinets & stainless steel appliances, while patio doors lead to a spacious deck with durable dura-deck flooring & sleek black metal railingâ€"ideal for enjoying the serene surroundings. A picturesque wooden walkway leads to a separate bunkhouse, providing extra accommodations or a private retreat. Park reserve access ensures seamless enjoyment of the lake, while the single detached garage offers additional storage. With a high-efficient furnace (new 2021) for year-round comfort, this property is truly a lakeview gem!. New deck, hot water tank, bunk house in 2021-2022.

Built in 1981

#### **Essential Information**

MLS® # E4433173 Price \$420,000







Lease Rate \$37

Bedrooms 4

Bathrooms 1.00

Full Baths 1

Square Footage 1,248

Acres 0.00

Year Built 1981

Type Rural

Sub-Type Detached Single Family

Style Bungalow

Status Active

## **Community Information**

Address 159 Allen Drive

Area Rural Athabasca County

Subdivision Whispering Hills

City Rural Athabasca County

County ALBERTA

Province AB

Postal Code T9S 1S3

#### **Amenities**

Features Deck, Fire Pit, Front Porch, Guest Suite, Lake Privileges, Patio, Vaulted

Ceiling, Vinyl Windows

Parking Spaces 6

## Interior

Heating Forced Air-1, Natural Gas

Fireplace Yes Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood

Exterior Features Boating, Lake Access Property, Lake View, Landscaped, No Back Lane,

No Through Road, Not Fenced, Treed Lot

Construction Wood

Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 24th, 2025

Days on Market 181

Zoning Zone 63

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