

## \$209,900 - 145 David Drive, Athabasca Town

MLS® #E4436138

**\$209,900**

2 Bedroom, 1.00 Bathroom, 328 sqft

Single Family on 0.00 Acres

Athabasca Town, Athabasca Town, AB

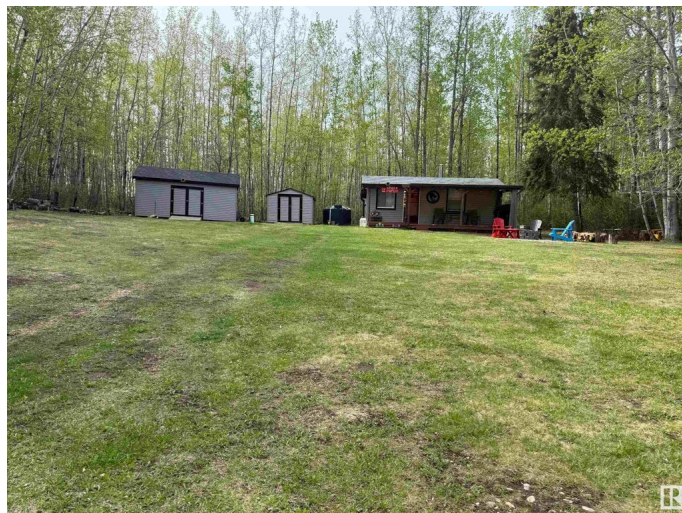
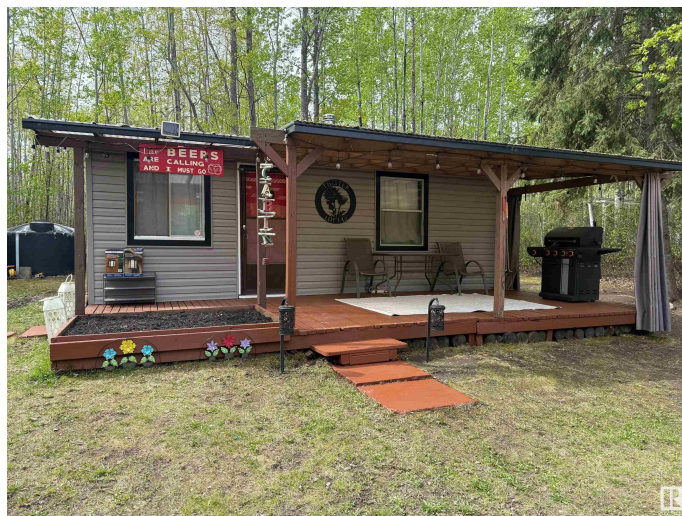
### Charming Cottage Retreat in Whispering Hills

Tucked away on a beautifully treed lot in the quiet summer village of Whispering Hills, this hidden gem on David Crescent offers the perfect escape from city life. Backing onto green space with a natural tree-lined perimeter, the property provides privacy, tranquility, and a true cottage-country feel. Just a short walk to the lake, this cozy retreat is your basecamp for summer fun—boating, fishing, kayaking, paddleboarding, or simply relaxing by the firepit. Prefer land adventures? Hop on your bike, quad, or side-by-side and hit the nearby trails. With one 20x12 and one 10x8 shed, toy storage is not a concern. Thoughtful upgrades have been made throughout, making this cottage move-in ready and welcoming. Whether you're looking for weekend getaways or a quiet seasonal retreat, this place captures the magic of lake life.

Built in 1980

### Essential Information

MLS® #	E4436138
Price	\$209,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	328



Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Cottage
Style	Bungalow
Status	Active

### Community Information

Address	145 David Drive
Area	Athabasca Town
Subdivision	Athabasca Town
City	Athabasca Town
County	ALBERTA
Province	AB
Postal Code	T9S 1S3

### Amenities

Amenities	Fire Pit, Front Porch, Hot Water Electric
Parking	Front Drive Access, No Garage

### Interior

Appliances	Fan-Ceiling, Refrigerator, Storage Shed, Stove-Electric, Window Coverings
Heating	Space Heater, Electric
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Boating, Flat Site, Level Land, No Back Lane, No Through Road, Picnic Area, Playground Nearby, Private Fishing, Private Setting, Recreation Use
Roof	Metal
Construction	Wood, Vinyl
Foundation	Pylon

### Additional Information

Date Listed	May 12th, 2025
Days on Market	85

## Zoning

## Zone 60

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Listing information last updated on August 5th, 2025 at 2:47pm MDT