

\$239,900 - 77 Marion Crescent, Rural Athabasca County

MLS® #E4450596

\$239,900

2 Bedroom, 1.00 Bathroom, 704 sqft

Rural on 0.46 Acres

Whispering Hills, Rural Athabasca County, AB

The wait is over.. Here is the PERFECT place for your family to spend together... This property has a 2 bdrm modular cabin on it with a spacious kitchen overlooking the living room & TONS of windows! Enjoy morning coffee overlooking your lot on the 6ft front porch that connects and wraps around to the patio access of the kitchen! Inside has stackable laundry, master bdrm, 4 pce bath & a 2nd bdrm! The lot has 3 spots ready for trailers to come and park at! 2 of the 3 spots have sewer, power & water hook ups which makes it super easy to just come out & relax!! Behind the lot is a path that leads down to the lake, there are also 2 beaches within walking distance! Enjoy frisbee, a disc golf course, ball diamonds, volleyball & tons of trails for ATV/snowmobiles! Just 10 mins to Athabasca & under 2 hrs to Edmonton.

Built in 2010

Essential Information

MLS® #	E4450596
Price	\$239,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	704
Acres	0.46



Year Built	2010
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	77 Marion Crescent
Area	Rural Athabasca County
Subdivision	Whispering Hills
City	Rural Athabasca County
County	ALBERTA
Province	AB
Postal Code	T9S 1S3

Amenities

Features	Deck, Fire Pit, Vaulted Ceiling, Vinyl Windows
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Interior

Heating	Forced Air-1, Propane
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Modular
Exterior Features	Backs Onto Park/Trees, Beach Access, Boating, Lake Access Property, Landscaped, Treed Lot
Construction	Modular
Foundation	Block

Additional Information

Date Listed	July 31st, 2025
Days on Market	25
Zoning	Zone 63

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Listing information last updated on August 25th, 2025 at 10:32am MDT