

# \$894,000 - 308 Balsam Avenue, Jasper

MLS® #A2192179

## \$894,000

4 Bedroom, 1.00 Bathroom, 1,103 sqft  
Residential on 0.11 Acres

Jasper, Jasper, Alberta

This older and well-maintained home with many recent updates to windows, kitchen, flooring, painting, and electrical is exactly what a buyer is looking for in an investment property. Located on one of Jasper's quietest streets, and steps away from downtown, the arena, pool, schools this is a fantastic location.

The home has a total of 5 bedrooms and 3 baths. The upstairs area OF 671 SQ FT is not included in the overall square footage, but does have a separate access in the rear. The upper bedroom has a private entrance and full bath.

Built in 1934

## Essential Information

MLS® #	A2192179
Price	\$894,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,103
Acres	0.11
Year Built	1934
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information



Address	308 Balsam Avenue
Subdivision	Jasper
City	Jasper
County	Jasper, Municipality
Province	Alberta
Postal Code	T0E 1E0

### **Amenities**

Utilities	Electricity Connected, Fiber Optics Available, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	None

### **Interior**

Interior Features	See Remarks
Appliances	Electric Range, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Standard Shaped Lot, Rectangular Lot, City Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Other, See Remarks

### **Additional Information**

Date Listed	February 3rd, 2025
Days on Market	77
Zoning	R1

### **Listing Details**

Listing Office	JASPER REAL ESTATE
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