

308 Balsam Avenue
Jasper, Alberta

MLS # A2236414



\$894,000

Division:	Jasper		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,103 sq.ft.	Age:	1934 (91 yrs old)
Beds:	4	Baths:	1
Garage:	None		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot, St		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Other, See Remarks	Utilities:	Electricity Connected, Natural Gas Connected, Fiber C
Features:	See Remarks		

Inclusions: Range, 2 fridges, washer/dryer stacked combo, window coverings

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 seperate access in the rear. The upper bedroom has a private entrance and full bath.