

# \$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	62
----------------	----

Zoning	R1
--------	----

### **Listing Details**

Listing Office	JASPER REAL ESTATE
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.