



GRASSROOTS
REALTY GROUP

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**11 Aspen Crescent
Jasper, Alberta**

MLS # A2232701



\$1,600,000

Division:	Jasper		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,865 sq.ft.	Age:	1968 (57 yrs old)
Beds:	7	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Yard Lights		

Heating:	Boiler, In Floor, ENERGY STAR Qualified Equipment, Radiant	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Stucco	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s), Wood Counters		

Inclusions: BBQ, Furniture in suite, additional furniture negotiable.

Visit REALTOR® website for additional information. Welcome to 11 Aspen Crescent in Jasper—a fully renovated 7-bedroom, 4.5-bathroom home offering space, comfort, and income potential. This turn-key property includes a fully furnished, 2-bedroom, 2-bath basement legal suite with a private entrance—ideal for rental income or extended family. Renovated top to bottom in 2024–2025, it features new plumbing, electrical, windows, insulation, and flooring. Enjoy in-floor heating on the main and second levels, and heated floors and towel racks in all bathrooms. The double garage and large driveway fit four vehicles. Located on a 5,000 sq ft lot in a quiet, desirable neighbourhood, the home is energyefficient with rough-ins for a heat pump and EV charger—perfect for families or investors.