



GRASSROOTS
REALTY GROUP

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**800 Connaught Drive
Jasper, Alberta**

MLS # A2252150



\$1,425,000

Division:	Jasper		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,932 sq.ft.	Age:	1958 (67 yrs old)
Beds:	6	Baths:	3
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn		

Heating:	In Floor, Forced Air, Natural Gas, Wood Stove	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Hardwood, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Asphalt, Cedar	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Window Coverings, 2 X Gas Stoves, 2 x Refrigerator, Rangehood, Washer and Dryer, Natural Gas BBQ

Rare Corner Lot in Jasper with Stunning Mountain Views Nestled on a desirable corner lot just two blocks from downtown Jasper, this unique property offers breathtaking mountain views from every window and incredible versatility with two separate living spaces. The main-level suite features 2 bedrooms, 1 bathroom, and its own private outdoor porch—perfect for guests, extended family, or rental opportunities. The second unit is a spacious 4-bedroom, 2-bathroom home with soaring vaulted ceilings, a cozy wood burning stove that is WETT approved, and multiple balconies to take in the surrounding peaks. On the Second level, you’ll find 3 bedrooms, a full bath with jetted tub, and a primary bedroom walk-in closet. The lower level boasts a beautifully updated kitchen with stainless steel appliances, natural gas stove, dining area, spacious bedroom, and bathroom with heated flooring. Outdoors, enjoy a garden oasis with room to lounge, barbecue, host gatherings, or grow your own produce. A charming greenhouse completes the space. With its prime location near schools, shops, and downtown Jasper, this property combines the best of mountain-town living with income potential and multi-family flexibility.