



**GRASSROOTS**  
REALTY GROUP

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**1110 Patricia Street  
Jasper, Alberta**

**MLS # A2262841**

**\$475,000**

per land use map



**Division:** Jasper

**Lot Size:** 0.12 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** R1

**Water:** -

**Sewer:** -

**Utilities:** -

Beautiful cleared lot in the heart of Jasper, backing onto peaceful green space for added privacy and natural views. This property is approved for a duplex and ATCO is installing two independent services. Architectural drawings for a duplex have already been approved and are available for use if desired. Soil certificate is complete&mdash;bring your plans and start building your dream home.