



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**11 Aspen Crescent
Jasper, Alberta**

MLS # A2268876



\$1,599,000

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, Few Trees, Front Yard, Lawn		

Heating:	Boiler, In Floor, Radiant	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 11 Aspen Crescent in Jasper-a fully renovated 7 bedroom, 4.5 bathroom home offering space, comfort, and income potential. This turnkey 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 2024/25, 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 fits four vehicles. Located on a 5,000 sq ft lot in a quiet, desirable neighbourhood, the home is energy efficient with rough-ins for a heat pump and EV charger - perfect for families or investors.