



**13 Aspen Crescent
Jasper, Alberta**

MLS # A2291453



\$1,397,000

Division:	Jasper		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,638 sq.ft.	Age:	1969 (57 yrs old)
Beds:	5	Baths:	5
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Vinyl, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: 2 Fridges, 2 Stoves, 2 Rangehoods, 2 Dryers, 2 Washing Machines, 3 Cabinets, 3pc Cabinet, Lawn Mower, Weed Wacker, Electric Fireplace

Located on one of Jasper's most peaceful and desirable streets, this property provides flexibility and backs onto green space, offering privacy. Professionally renovated inside and out in 2014/2015. The 2,780 sq/ft of living space is divided between two separate dwelling units on a 7,509 sq/ft lot. This well maintained home features 1,638 sq/ft of living space on the upper main floor. This space includes full kitchen, separate dining room, three spacious bedrooms, three full bathrooms, a huge living room highlighted by a vaulted ceiling with a skylight, a wood burning fireplace, a large back deck off the living room and a spacious yard. The fully developed basement suite with 1,142 sq/ft of living space, adds excellent flexibility for potential revenue. It consists of two bedrooms, two full bathrooms, a full kitchen, a living room, private laundry, and plenty of storage. This extra large R2 lot also has a 500 sq/ft detached garage with lean-to storage on one side and the back.