



GRASSROOTS
REALTY GROUP

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309 Aspen Avenue
Jasper, Alberta

MLS # A2207720



\$1,200,000

Division:	Jasper		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,250 sq.ft.	Age:	1940 (85 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Carport		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn		

Heating:	Baseboard, Natural Gas, Radiant	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R2H
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Storage		

Inclusions: light fixtures, outdoor shed, outdoor greenhouse

For more information, please click the "More Information" button. This beautifully updated, move-in-ready home offers plenty of space and versatility. Upstairs, you'll find 4 generously sized bedrooms and a fully renovated 4-piece bathroom. The main floor features a convenient half bathroom, a bright kitchen with brand-new appliances and a pantry, a stylishly updated living room, and a bonus room that can serve as a fourth bedroom or flex space. The lower level adds even more functionality with a second laundry room, a 3-piece bathroom, a fifth bedroom, and a spacious rec room with a separate entrance. The rec room can easily be converted into a sixth bedroom. Outside, the home boasts a huge fenced yard, an oversized powered shed (formerly a garage), a cement parking pad within the fenced area, an additional gravel parking pad, a sectioned-off garden, and a carport for added convenience. This home is designed for both comfort and practicality—perfect for families or investors alike!