

# \$894,000 - 308 Balsam Avenue, Jasper

MLS® #A2236414

**\$894,000**

4 Bedroom, 1.00 Bathroom, 1,103 sqft

Residential on 0.11 Acres

Jasper, Jasper, Alberta

This older and well-maintained home with many recent updates to windows, kitchen, flooring, painting, and electrical is exactly what a buyer is looking for in an investment property. Located on one of Jasper's quietest streets, and steps away from downtown, the arena, pool, schools this is a fantastic location.

The home has a total of 5 bedrooms and 3 baths. The upstairs area OF 671 SQ FT is not included in the overall square footage, but does have a seperate access in the rear. The upper bedroom has a private entrance and full bath.

Built in 1934

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2236414    |
| Price          | \$894,000   |
| Bedrooms       | 4           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,103       |
| Acres          | 0.11        |
| Year Built     | 1934        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information



|             |                      |
|-------------|----------------------|
| Address     | 308 Balsam Avenue    |
| Subdivision | Jasper               |
| City        | Jasper               |
| County      | Jasper, Municipality |
| Province    | Alberta              |
| Postal Code | T0E 1E0              |

### Amenities

|                |                                                                                                                         |
|----------------|-------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Fiber Optics Available, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected |
| Parking Spaces | 2                                                                                                                       |
| Parking        | None                                                                                                                    |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | See Remarks                                                          |
| Appliances        | Electric Range, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas                                              |
| Cooling           | None                                                                 |
| Has Basement      | Yes                                                                  |
| Basement          | Partial, Unfinished                                                  |

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                                          |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot, Standard Shaped Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                               |
| Construction      | Mixed                                                                                                         |
| Foundation        | See Remarks, Other                                                                                            |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 83             |
| Zoning         | R1             |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | JASPER REAL ESTATE |
|----------------|--------------------|

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