



**CORY PELCHAT**  
 REALTOR®  
 GRASSROOTS REALTY GROUP LTD.

**780-933-9938**  
 pelchatsold@gmail.com

**800 Connaught Drive  
 Jasper, Alberta**

**MLS # A2252150**



**\$1,350,000**

<b>Division:</b>	Jasper		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,932 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Concrete, Hardwood, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Cedar	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Window Coverings, 2 X Gas Stoves, 2 x Refrigerator, Rangehood, Washer and Dryer, Natural Gas BBQ

Rare Corner Lot in Jasper with Stunning Mountain Views Nestled on a desirable corner lot just two blocks from downtown Jasper, this unique property offers breathtaking mountain views from every window and incredible versatility with two separate living spaces. The main-level suite features 2 bedrooms, 1 bathroom, and its own private outdoor porch—perfect for guests, extended family, or rental opportunities. The second unit is a spacious 4-bedroom, 2-bathroom home with soaring vaulted ceilings, a cozy wood burning stove that is WETT approved, and multiple balconies to take in the surrounding peaks. On the Second level, you’ll find 3 bedrooms, a full bath with jetted tub, and a primary bedroom walk-in closet. The lower level boasts a beautifully updated kitchen with stainless steel appliances, natural gas stove, dining area, spacious bedroom, and bathroom with heated flooring. New Roof installed Nov 2025. Outdoors, enjoy a garden oasis with room to lounge, barbecue, host gatherings, or grow your own produce. A charming greenhouse completes the space. With its prime location near schools, shops, and downtown Jasper, this property combines the best of mountain-town living with income potential and multi-family flexibility.