

# \$99,900 - 30 3 Street, Blue Ridge

MLS® #A2214375

**\$99,900**

3 Bedroom, 2.00 Bathroom, 854 sqft

Residential on 1.22 Acres

NONE, Blue Ridge, Alberta

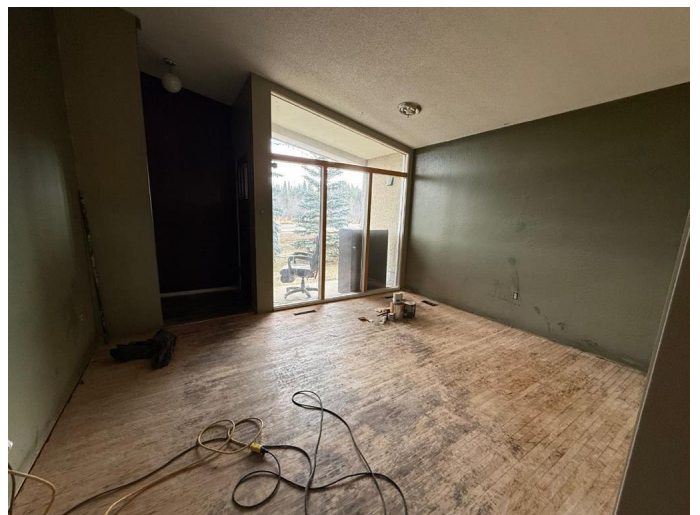
Nestled on a spacious 1.22-acre lot, this cute 2-bedroom, 1-bath home is full of charm and ready for your personal touch! Whether you're looking for a cozy country retreat or your next renovation project, this property offers the perfect opportunity to create your dream home. Inside, youâ€™ll find a warm and inviting layout with great natural light and vintage character just waiting to be restored. The living space is cozy and functional, with a layout that lends itself to easy updates and customization. Both bedrooms are comfortably sized, and the kitchen offers a solid footprint for a beautiful remodel. Best of all there is no poly-b plumbing, giving you one less thing to worry about as you make improvements. Outside, enjoy the peace and privacy of over an acre of land â€“ perfect for gardening, outdoor entertaining, or even expanding the home. Surrounded by mature trees and with plenty of space to roam, this is a rare chance to own a little slice of country charm. Bring your vision and make this sweet home shine!

PROPERTY IS SOLD AS IS

Built in 1960

## Essential Information

MLS® #	A2214375
Price	\$99,900
Bedrooms	3
Bathrooms	2.00



Full Baths	1
Half Baths	1
Square Footage	854
Acres	1.22
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### **Community Information**

Address	30 3 Street
Subdivision	NONE
City	Blue Ridge
County	Woodlands County
Province	Alberta
Postal Code	T0E 0B0

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Laminate Counters
Appliances	Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior Features	Balcony
Lot Description	Landscaped, Rectangular Lot, Cleared
Roof	Asphalt Shingle
Construction	Stucco, Cedar
Foundation	Poured Concrete

## Additional Information

Date Listed	April 24th, 2025
Days on Market	8
Zoning	Urban Reserve

## Listing Details

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.