

\$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

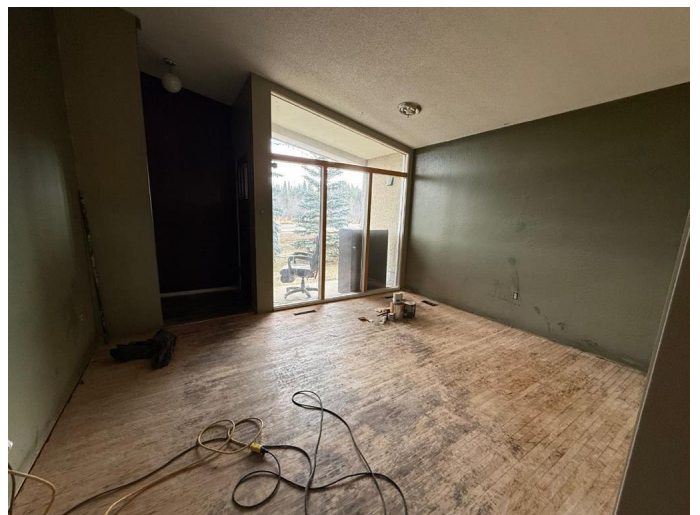
Nestled on a spacious 1.22-acre lot, this cute 2-bedroom, 1-bath home is full of charm and ready for your personal touch! Whether you're looking for a cozy country retreat or your next renovation project, this property offers the perfect opportunity to create your dream home. Inside, youâ€™ll find a 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 | Acreage with Residence, Bungalow |
| 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 | Partially Finished, Partial |

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 | 5 |
| Zoning | Urban Reserve |

Listing Details

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

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