

\$134,900 - 107/109 2 Street, Blue Ridge

MLS® #A2248105

\$134,900

3 Bedroom, 2.00 Bathroom, 1,398 sqft

Residential on 0.31 Acres

NONE, Blue Ridge, Alberta

NO LOT RENT! NO CONDO FEES! Just small town living. Charming 3-Bedroom Home on Expansive Double Lot in Blue Ridge

Property Highlights



Size: 1400 square feet

Bedrooms: 3

Bathrooms: 2

Lot Size: Over 13,500 sq. ft. (2 lots)

Description

Welcome to your private oasis in the heart of Blueridge! This beautifully maintained 3-bedroom, 2-bathroom home sits on an expansive double lot, offering unmatched

space and tranquility. Perfect for gardeners, families, or those who love outdoor living, this property is a rare find in a sought-after neighborhood.

Key Features:

Expansive Double Lot: Over 13,500 sq. ft. of beautifully landscaped land with mature trees, vibrant flower beds, and a large, thriving garden.

Cozy Interior: Open-concept living area with a wood-burning fireplace for warm, inviting evenings.

South-Facing Closed Veranda: Sun-soaked space perfect for year-round relaxation or morning coffee.

Master Suite: Generous bedroom with 4 piece en-suite bathroom and plenty of closet space.

Outdoor Amenities: Double car garage, dedicated wood shed, and convenient back alley access.



Additional Details

Garage: 2-car detached garage with extra storage.

Year Built: 1987

Taxes: \$859.22/year (approx.)

Why You'll Love It

This home offers a perfect blend of indoor comfort and outdoor splendor. The massive double lot, adorned with mature trees, shrubs, and a flourishing garden, creates a serene retreat for nature lovers. The south-facing veranda maximizes sunlight, while the wood-burning fireplace adds warmth and charm. With back alley access and a wood shed, this property is as practical as it is beautiful.

Built in 1987

Essential Information

MLS® #	A2248105
Price	\$134,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,398
Acres	0.31
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

Community Information

Address	107/109 2 Street
Subdivision	NONE
City	Blue Ridge
County	Woodlands County
Province	Alberta
Postal Code	T0E 0B0

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Gravel Driveway
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Fruit Trees/Shrub(s), Landscaped, Level, Low Maintenance

	Landscape, Rectangular Lot
Roof	Metal
Construction	Wood Frame
Foundation	None

Additional Information

Date Listed	August 22nd, 2025
Days on Market	4
Zoning	Hamlet Residential

Listing Details

Listing Office	EXIT REALTY RESULTS
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