

\$99,000 - 30 3 Street, Blue Ridge

MLS® #A2261303

\$99,000

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 3-bedroom, 1 and a half-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, you'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 — 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!



Built in 1960

Essential Information

MLS® #	A2261303
Price	\$99,000
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, Bur
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

Exterior

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



Additional Information

Date Listed	October 7th, 2025
Days on Market	28
Zoning	Urban Reserve

Listing Details

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
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