

\$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
Sold Price	\$127,000
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	Sold

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

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, Landscaped, Level, Rectangular Lot, Fruit Trees/Shrub(s),

	Low Maintenance Landscape
Roof	Metal
Construction	Wood Frame
Foundation	None

Additional Information

Date Listed	August 22nd, 2025
Date Sold	September 3rd, 2025
Days on Market	12
Zoning	Hamlet Residential
HOA Fees	0.00

Listing Details

Listing Office	EXIT REALTY RESULTS
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