

# \$299,900 - 330 Aberdeen Street, Granum

MLS® #A2227515

**\$299,900**

3 Bedroom, 2.00 Bathroom, 951 sqft

Residential on 0.14 Acres

NONE, Granum, Alberta

Discover comfort, value, and convenience in this updated 3-bedroom, 2-bathroom home located on a quiet street in the friendly town of Granum, Alberta. Perfect for first-time buyers, families, or investors, this property offers the space you need and the lifestyle you want.

Enjoy the unbeatable location – directly across from both the elementary and middle school, and right next to the local campground featuring a peaceful pond, sand beach, and swimming access. It's an ideal setting for outdoor lovers and families alike.

Inside, the home boasts a warm and functional layout with three spacious bedrooms and two full bathrooms. Recent upgrades include a brand-new roof (2024) and a new 6-foot privacy fence (2024), offering both peace of mind and enhanced curb appeal.

Sitting on a generous lot, there's ample space to garden, entertain, or simply relax in your private backyard oasis.

Additional perks:

Vacant and ready for quick possession – move in without delay!

Only 10 minutes to Claresholm and 15 minutes to Fort Macleod

A quiet, tight-knit community with convenient



access to small-town amenities

If you're looking for a solid, updated home in a scenic and accessible location, this could be your next smart move. Book your showing today!

Built in 1974

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2227515    |
| Price          | \$299,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 951         |
| Acres          | 0.14        |
| Year Built     | 1974        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 330 Aberdeen Street          |
| Subdivision | NONE                         |
| City        | Granum                       |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L 1A0                      |

**Amenities**

|                |      |
|----------------|------|
| Parking Spaces | 2    |
| Parking        | None |

**Interior**

|                   |             |
|-------------------|-------------|
| Interior Features | See Remarks |
| Appliances        | Other       |
| Heating           | Forced Air  |

|              |                |
|--------------|----------------|
| Cooling      | None           |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Garden          |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Metal Siding    |
| Foundation        | Poured Concrete |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 80             |
| Zoning         | R1             |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | 2 PERCENT REALTY |
|----------------|------------------|

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