

# \$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.

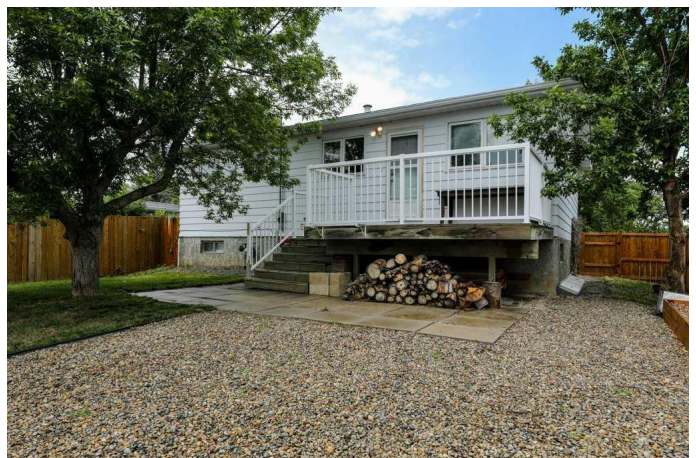
Sitting on a generous lot, there's ample space to garden, entertain, or simply relax in your private backyard oasis.

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 | 57             |
| Zoning         | R1             |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.