

## \$248,700 - 130 1 Street, Blue Ridge

MLS® #E4433102

**\$248,700**

4 Bedroom, 2.00 Bathroom, 1,010 sqft

Single Family on 0.00 Acres

Blue Ridge, Blue Ridge, AB

This Delightful 4-bedroom, 2-bath BI-LEVEL is nestled in a Family oriented Neighbourhood and is located across from the Berry Nice Spray Park, the Library and Ice Rink. The main floor boasts a BRIGHT and AIRY LIVING ROOM with Large Windows, creating a warm and inviting atmosphere. The main level features 3 bedrooms, each with ample closet space and new Vinyl Crank-out Windows. Enjoy the convenience of 2 FULL BATHROOMS, one on EACH LEVEL. The FULLY FINISHED BASEMENT offers a versatile space that can serve as a Guest Suite, Home Office, or Recreation Room. It includes a SPACIOUS LIVING AREA, a Kitchenette, and a Bathroom, providing EXTRA PRIVACY and COMFORT for Guests or extended family. The BACKYARD is FENCED with a 10x20 ft Garden Plot and a 10x10 ft deck. Numerous UPGRADES include Shingles, Vinyl Crank-Out Windows and Vinyl Siding. The Basement Kitchenette could be converted into more Laundry Space, Workroom or Storage. Close to Whitecourt.

Built in 1990

### Essential Information

MLS® # E4433102

Price \$248,700



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,010
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	130 1 Street
Area	Blue Ridge
Subdivision	Blue Ridge
City	Blue Ridge
County	ALBERTA
Province	AB
Postal Code	T0E 0B0

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Deck, Vinyl Windows
Parking Spaces	2
Parking	2 Outdoor Stalls, No Garage, Rear Drive Access

### **Interior**

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Flat Site, Playground Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	in Whitecourt
Middle	in Whitecourt
High	in Whitecourt

**Additional Information**

Date Listed	April 27th, 2025
Days on Market	16
Zoning	Zone 70

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Listing information last updated on May 14th, 2025 at 5:32am MDT