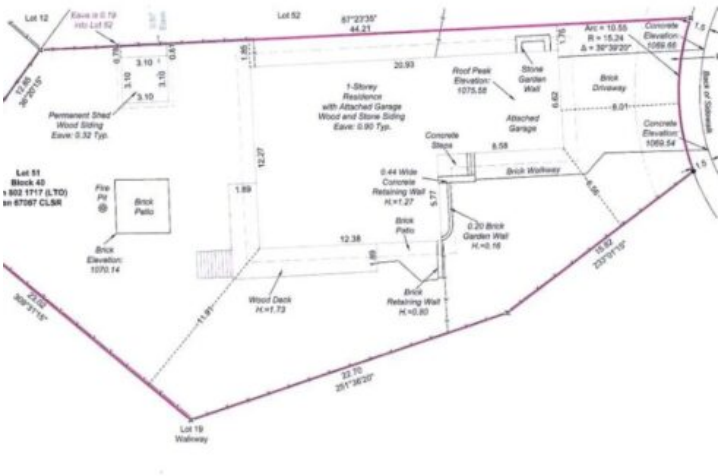
GRASSROOTS REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1201 Patricia Street
Jasper, Alberta

MLS # A2336096



$599,000

Division:	Jasper
Lot Size:	0.23 Acre
Lot Feat:	-
By Town:	-
LLD:	-
Zoning:	CCWa
Water:	-
Sewer:	-
Utilities:	-

An exceptional and rare opportunity to acquire an expansive parcel of over 10,000 square feet, ideally positioned to capture sweeping south valley views. Offering significant development potential, this property has the maximum allowable site coverage and maximum allowable building height under the current residential zoning, creating exciting possibilities for a custom-designed residence or future development. Located within the CCWa District, permitted uses include Accessory Dwelling Units, One-unit Dwellings, Row Houses, and Two-unit Dwellings, providing flexibility for a variety of residential development concepts, subject to applicable zoning requirements and approvals. The generous size and distinctive configuration offer exceptional flexibility for a variety of design concepts. Whether you are an investor, developer, or homeowner looking to create a truly one-of-a-kind residence, this property presents a unique opportunity in one of Jasper’s most sought-after settings. Parcels of this size, with maximum allowable site coverage and building height, rarely become available in Jasper.

Copyright (c) 2026 Yuri Smith. Listing data courtesy of ROYAL LEPAGE SUMMITVIEW REALTY. Information is believed to be reliable but not guaranteed.