

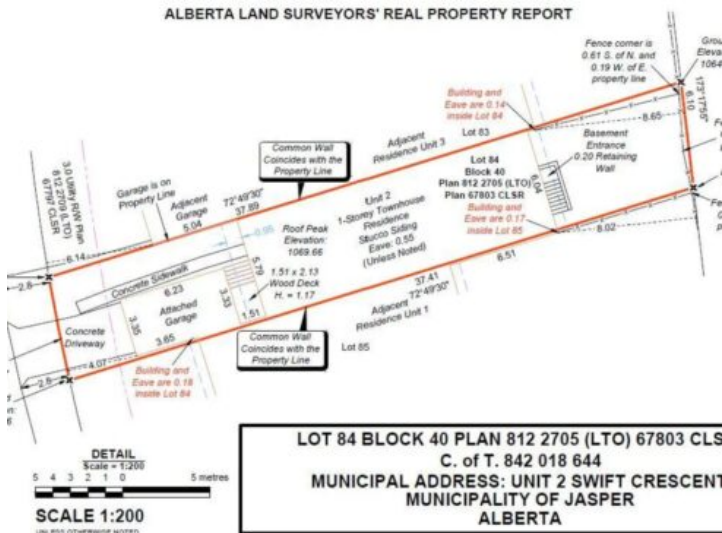


GRASSROOTS
REALTY GROUP

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2 Swift Crescent Jasper, Alberta

MLS # A2350066



\$230,000

Division: Jasper

Lot Size: 0.06 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: CCWc

Water: -

Sewer: -

Utilities: -

This 2,460 sq ft vacant lot provides an excellent opportunity to build in Jasper's Cabin Creek West compact subdivision. Neighboring properties are already under active construction, bringing great momentum, established utility connections, and a clear path forward to the street. Under official CCWc zoning guidelines, the property is tailored for a single-family home (One-unit Dwelling), a duplex (Two-unit Dwelling), or a row house. The land use bylaws permit the inclusion of an Accessory Dwelling Unit, making this a highly flexible layout for creating an on-site rental suite or multi-generational living space. Home-based businesses and special needs housing are also permitted as discretionary uses. This is a premier chance to break ground in an active, rebuilding mountain community just moments from local trail networks. Please note: All buyers must meet Parks Canada's standard "Need to Reside" requirements to occupy the property.