

# \$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 â€” 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, thereâ€™s ample space to garden, entertain, or simply relax in your private backyard oasis.

Additional perks:

Vacant and ready for quick possession â€” 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	55
Zoning	R1

## Listing Details

Listing Office	2 PERCENT REALTY
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