

\$175,000 - 12742 23 Avenue, Blairmore

MLS® #A2103599

\$175,000

3 Bedroom, 1.00 Bathroom, 922 sqft

Residential on 0.10 Acres

NONE, Blairmore, Alberta

Nestled in the picturesque town of Blairmore, this residence offers a unique blend of investment potential and a tranquil escape in the mountains. This excellent property is great for buyers eager to enter the real estate market or seeking a charming weekend getaway. The property boasts three bedrooms and one bathroom within its 922 square feet of well-designed living space. The absence of lot fees adds to the allure, making it a financially savvy choice for investors and homeowners alike. One of the standout features of this property is its enchanting riverside location, providing a serene backdrop that enhances the overall appeal. Imagine waking up to the soothing sounds of the nearby river and enjoying the breathtaking mountain views from the comfort of your home. There have been some recent updates, ensuring both comfort and longevity. Newly installed insulation around the trailer skirting and heat tape around waterlines beneath the trailer contribute to enhanced energy efficiency and winter readiness. The property boasts a brand-new water tank, providing peace of mind for its occupants. Inside, the interior has been thoughtfully refreshed with new paint in key areas such as the kitchen, bathroom, and master bedroom, adding a touch of modernity and style. The electrical system has been upgraded with replaced outlets, and a new furnace fan motor has been installed to ensure optimal heating performance. The flooring and walls have been tastefully updated,



contributing to the overall aesthetic appeal of the property. The roof, with shingles replaced in 2018, adds a layer of durability to the structure. This Blairmore gem uniquely blends investment potential, market entry appeal, and the allure of a mountain getaway, making it a versatile and attractive prospect for discerning buyers.

Built in 1977

Essential Information

MLS® #	A2103599
Price	\$175,000
Sold Price	\$201,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	922
Acres	0.10
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Mobile
Status	Sold

Community Information

Address	12742 23 Avenue
Subdivision	NONE
City	Blairmore
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K 0E0

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	See Remarks
Appliances	Electric Oven, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Fire Pit, Other
Lot Description	Back Lane, Creek/River/Stream/Pond, No Neighbours Behind, Level
Roof	Asphalt
Construction	Mixed
Foundation	None

Additional Information

Date Listed	January 25th, 2024
Date Sold	February 22nd, 2024
Days on Market	28
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty of Canada
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