

\$265,000 - 13330 17 Avenue, Blairmore

MLS® #A2124991

\$265,000

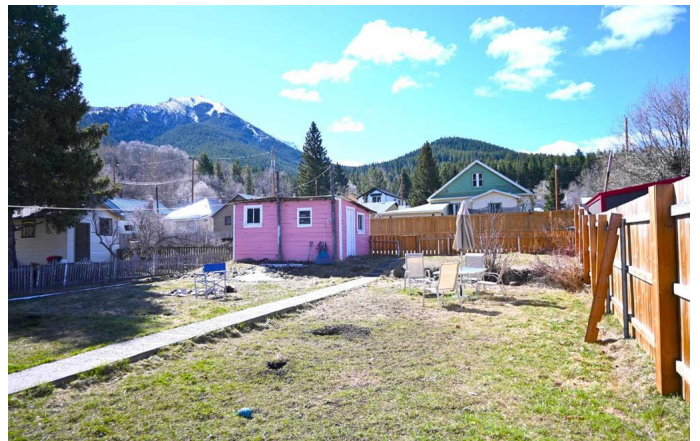
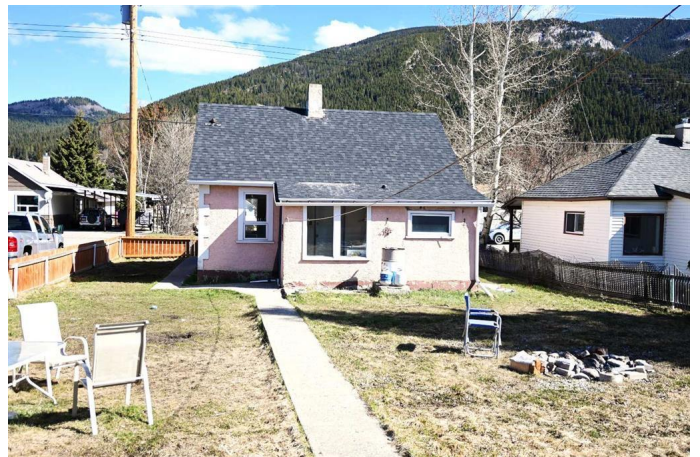
3 Bedroom, 1.00 Bathroom, 672 sqft

Residential on 0.11 Acres

NONE, Blairmore, Alberta

This little home on a large lot in a great Blairmore cul-de-sac location will make some new owner very happy. 890 square foot house on two levels and a small undeveloped basement for the forced air furnace, newer hot water tank and new 100 amp electrical panel. This petite home packs a kitchen, living room, main floor bedroom, full bathroom, storage/bonus room, entry/laundry and front porch on the main floor. The upstairs hosts two additional bonus/bedrooms and is not included in the RMS square footage as the ceiling height is 6 feet, 4 inches high. A storage shed in the rear yard keeps garden tools out of the elements. A rear lane is handy to haul firewood and gear to and from the yard. This home has experience, but has recent upgrades, including the addition of new asphalt shingles in the last 4-5 years, a new hot water tank in 2019 and new front, side and rear fencing. This home sits on two lots and enjoys views in every direction. A great investment in a mountain community! Enjoy canoeing, hiking, mountain biking, back country touring on quad or dirt bike, snow shoeing, skiing, fishing, just to name a few of the local outdoor pursuits. Amenities near by include shopping, restaurants and brew pubs. Enjoy the community trail that spans the entire Crowsnest Pass with access just minutes from this home.

Built in 1904



Essential Information

MLS® #	A2124991
Price	\$265,000
Sold Price	\$265,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	672
Acres	0.11
Year Built	1904
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	13330 17 Avenue
Subdivision	NONE
City	Blairmore
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K 0E0

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Sewer Connected, Water Connected
Parking Spaces	4
Parking	On Street, RV Access/Parking

Interior

Interior Features	No Animal Home, Master Downstairs
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Fire Pit, Private Yard, Storage
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Lot Description	Back Lane, City Lot, Cul-De-Sac, Front Yard, Lawn, Low Maintenance Landscape, Gentle Sloping, Street Lighting, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 22nd, 2024
Date Sold	May 15th, 2024
Days on Market	23
Zoning	R
HOA Fees	0.00

Listing Details

Listing Office	MAVERICK REALTY
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