

\$469,000 - 13002 17 Avenue, Blairmore

MLS® #A2125086

\$469,000

3 Bedroom, 2.00 Bathroom, 1,172 sqft

Residential on 0.13 Acres

NONE, Blairmore, Alberta

Welcome to the outdoor life style of the Crowsnest Pass. Centrally located in the heart of Blairmore, this unique craftsman style home has been beautifully maintained with some recent updates to the main level. This bungalow features a rear sun room, front verendah, 3 main floor bedrooms and a retro style developed basement. Situated on an oversize corner lot, surrounded by stunning mountain views from every window, mature landscaping with underground sprinklers make this home a must view for those who appreciate craftsmanship and character. Sit on the front verendah with your morning coffee or evening beverage to enjoy the views and fresh mountain air. Beautifully landscaped, the private yard features a green house, double detached garage and loads of garden space. Walking distance to all town amenities, middle school, ski hill, biking trails and more. Fly fish in a world class river, golf at the newly re-designed 18 hole golf course, mountain bike or walk the Pass on the many trails connecting the entire community. Rarely do historic homes like this come available.

Built in 1925

Essential Information

MLS® #	A2125086
Price	\$469,000
Sold Price	\$441,500



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,172
Acres	0.13
Year Built	1925
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	13002 17 Avenue
Subdivision	NONE
City	Blairmore
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K 0E0

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Available, Sewer Connected, Water Connected
Parking Spaces	6
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Laminate Counters, No Smoking Home
Appliances	Electric Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s), Garden, Private Yard
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Lot Description	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Garden, Landscaped, Level, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	September 20th, 2024
Days on Market	120
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE SOUTH COUNTRY - Crowsnest Pass
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