

\$543,000 - 2006 136 Street, Blairmore

MLS® #A2130058

\$543,000

4 Bedroom, 4.00 Bathroom, 1,919 sqft

Residential on 0.14 Acres

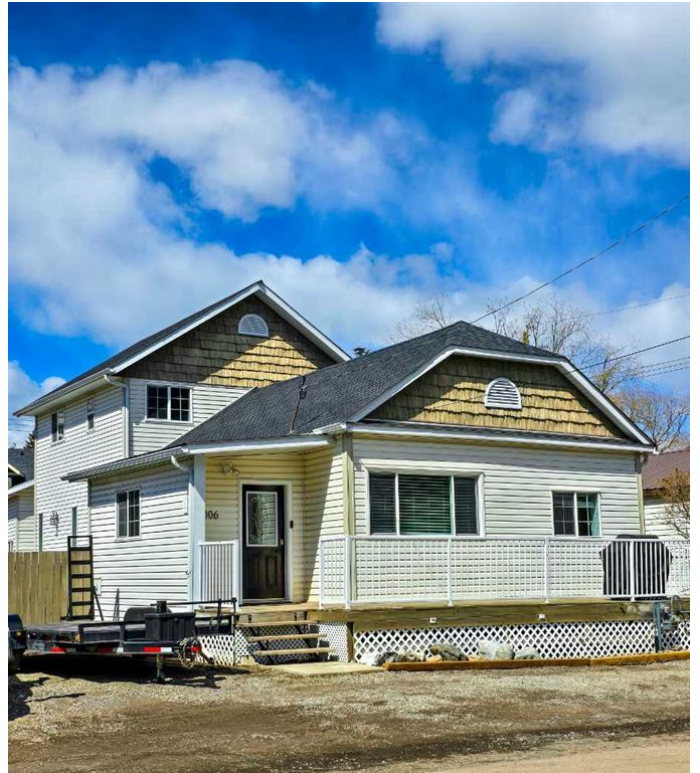
NONE, Blairmore, Alberta

Welcome to this exceptional property located in the heart of Blairmore, just steps away from the serene Crowsnest Pass River and scenic walking path. Enjoy the convenience of being close to main street Blairmore, where shops, cafes, and amenities are at your fingertips. This spacious home boasts 9'™ ceilings on the main floor, creating an open and airy atmosphere. With 4 bedrooms and 3 bathrooms, there is ample space for family and guests. The house, Originally built in 1950, received a thoughtful addition in 2002, blending classic charm with modern functionality.

The expansive 30'™ x 30'™ garage, complete with an additional 3-piece bathroom, is perfect for car enthusiasts or as a versatile workshop. Modern upgrades include vinyl windows, as well as updated roof, electrical heating and plumbing systems in 2011, ensuring peace of mind and efficiency. Outdoor enthusiasts will appreciate the 8'™ x 12'™ shed and the fully fenced landscaped yard, which includes a separate fenced area ideal for dogs or additional recreational equipment.

The large primary room features a 4-piece ensuite bathroom and an attached laundry room for added convenience. With a versatile flex space upstairs it can serve as a home office, play area, or additional living area, while the basement provides extra storage to keep your living areas clutter-free.

Own a piece of paradise nestled in the



Canadian Rocky Mountains in the Crowsnest Pass. This dream location offers stunning mountain views, waterfalls, hiking and ATV trails, fly fishing, skiing, and so much more. Schedule a viewing with your favorite realtor and explore the potential to curate surroundings that reflect your lifestyle.

Built in 1950

Essential Information

MLS® #	A2130058
Price	\$543,000
Sold Price	\$528,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,919
Acres	0.14
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	2006 136 Street
Subdivision	NONE
City	Blairmore
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K0E0

Amenities

Parking Spaces	5
Parking	Additional Parking, Alley Access, Double Garage Detached, Gravel Driveway

Interior

Interior Features	Built-in Features, Ceiling Fan, Double Vanity, High Ceilings, Downstairs, Separate Entrance, Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, See Remarks, V
Heating	Baseboard, Combination, Ele
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished



Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Creek/River/Stream/Pond, Dog Run Fenced In, Lawn, Low Maintenance Landscape, Irregular Lot, Landscaped, Level, Views
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 10th, 2024
Date Sold	July 8th, 2024
Days on Market	28
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty of Canada
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