

\$550,000 - 13030 23 Avenue, Blairmore

MLS® #A2138222

\$550,000

2 Bedroom, 1.00 Bathroom, 842 sqft

Residential on 0.13 Acres

NONE, Blairmore, Alberta

CROWSNEST RIVER FRONTAGE! If you are looking to invest in the beautiful Crowsnest Pass, look no further! Having 85' of frontage on the renowned Crowsnest River with amazing mountain views, this property is sure to please! EXCEPTIONAL PRIVATE LOCATION on a non-through street (only 3 houses). Just a minute's walk to downtown Blairmore and to the CNP 23 km trail system that stretches from West Coleman to Bellevue. The impressive Crowsnest Pass Golf Club and the affordable Pass Powderkeg Ski Hill are a stone's throw away. Fantastic 40' x 20' "DREAM" GARAGE" (2022) is insulated and drywalled. Its many features include a 30' radiant heater, electric vehicle plug in, 220 v. wiring, LED lighting, and an abundance of high quality Ikea cabinetry for all of your storage needs. Patio doors at the rear lead to an incredible riverside retreat...complete with a 10' x 10' pergola and an 18' x 12' deck with storage below. The charming character home has been lovingly cared for. Features include original "unspoiled" fir trim, renovated kitchen, main-floor laundry, and a central vacuum system. Recent upgrades also include a Lennox furnace (2023), hot water tank (2023), water softener (2022), upgraded electrical panel, and plumbing. Loft area offers possibility for future development. Full basement has plenty of storage. You will appreciate the huge wrap-around deck complete with raised a raised perennial garden bed, gas bbq hook-up, and Rocky Mountain



scenery. There are two greenhouses that will appeal to the garden enthusiast. It is a rare opportunity to find riverfront property in "The Pass". This is a "must see"!

Built in 1905

Essential Information

MLS® #	A2138222
Price	\$550,000
Sold Price	\$535,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	842
Acres	0.13
Year Built	1905
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	13030 23 Avenue
Subdivision	NONE
City	Blairmore
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K 0E0

Amenities

Parking Spaces	6
Parking	Double Garage Detached, Off Street
Waterfront	See Remarks, River Front

Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Dryer, Freezer, Microwave Hood Fan, Stove(s), Washer, Water Softener, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Creek/River/Stream/Pond, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	June 2nd, 2024
Date Sold	June 18th, 2024
Days on Market	14
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	SUTTON GROUP-LETHBRIDGE CROWSNEST PASS BRANCH
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