

\$499,000 - 12214 18 Avenue, Blairmore

MLS® #A2189946

\$499,000

3 Bedroom, 2.00 Bathroom, 1,700 sqft

Residential on 0.17 Acres

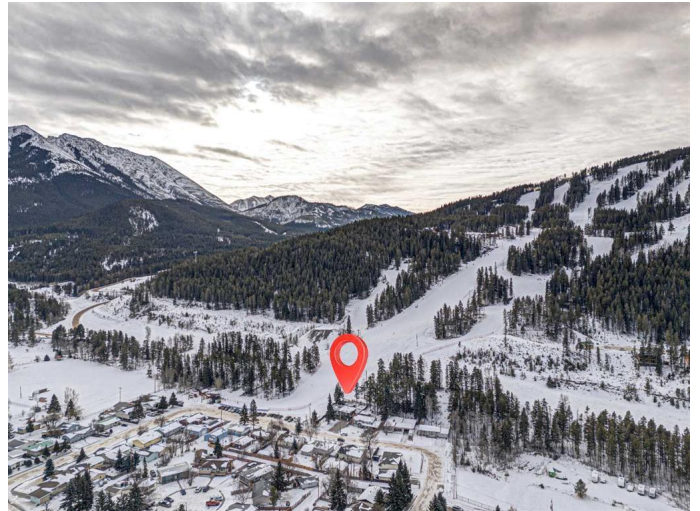
NONE, Blairmore, Alberta

Nestled right at the base of Pass Powderkeg Ski Hill, this incredible property isn't just a home—it's your year-round adventure hub!

Step inside to find stunning hardwood floors leading you through a spacious main level, featuring 2 cozy bedrooms, a bright 4pc bathroom, and a massive great room that's the heart of the home. Picture yourself relaxing by the pellet stove, soaking in natural light from the floor-to-ceiling windows, and taking in those jaw-dropping mountain views. But wait—it gets better. A large addition at the back houses your very own hot tub, with easy access to the deck and private backyard. Talk about apr's-ski perfection!

Downstairs, the finished basement is a retreat of its own, complete with a fireplace, a spacious third bedroom featuring a walk-in closet and a 4pc ensuite. Plus, there's a dedicated area ready for your future vision—perfect for creating a suite, with many of the materials already included to get you started.

Outside, the perks keep coming: a massive wrap-around deck to chase the sun (or shade), plenty of paved parking, and a backyard that backs right onto the ski hill. There's even a utility-equipped shed and a greenhouse to help that green thumb thrive.



Location? Unbeatable. Views? Endless.
Opportunities? Limitless. Donâ€™t miss your
chance to own this slice of mountain
paradiseâ€”homes like this donâ€™t come
around often!

Built in 1963

Essential Information

MLS® #	A2189946
Price	\$499,000
Sold Price	\$470,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,700
Acres	0.17
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	12214 18 Avenue
Subdivision	NONE
City	Blairmore
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K 0E0

Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Open Floorplan, Beamed Ceilings
Appliances	Electric Stove, Refrigerator, Washer/Dryer, Bar Fridge, Microwave
Heating	Natural Gas, Boiler, Fireplace(s), Pellet Stove, Wood

Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Den, Great Room, Pellet Stove, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage, Fire Pit, Garden, Outdoor Kitchen, Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, Rectangular Lot, Sloped, Views
Roof	Rolled/Hot Mop
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	February 2nd, 2025
Date Sold	March 1st, 2025
Days on Market	27
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty of Canada
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