# \$450,000 - 12314 22 Avenue, Blairmore

MLS® #A2210439

### \$450,000

4 Bedroom, 2.00 Bathroom, 2,280 sqft Residential on 0.28 Acres

NONE, Blairmore, Alberta

Are you wanting to make the picturesque community of Blairmore your home? Nestled in the Rocky Mountains, this large manufactured home sits on a double lot across the street from walking trails along the Crowsnest River. This home boasts 4 large bedrooms, 2 full bathrooms, updated kitchen with gas stove, family room, recreation/games room with a bar, french doors and gas fireplace. The yard features a large deck, gazebo and is fully fenced. The heated double garage and parking area can comfortably accommodate 6 vehicles. RV parking with 50 amp hookup at the back of the property is perfect for your summer holiday guests. Call your favorite realtor to make this home yours today.

Built in 1983

#### **Essential Information**

MLS® # A2210439 Price \$450,000

Sold Price \$430,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 2,280

Acres 0.28

Year Built 1983

Type Residential

Sub-Type Detached





Style Double Wide Mobile Home

Status Sold

## **Community Information**

Address 12314 22 Avenue

Subdivision NONE

City Blairmore

County Crowsnest Pass

Province Alberta
Postal Code T0K 0E0

#### **Amenities**

Parking Spaces 6

Parking Double Garage Detached, Garage Door Opener, Garage Faces Front,

Gravel Driveway, Heated Garage, Off Street, Parking Pad, RV

Access/Parking

#### Interior

Interior Features Bar, Ceiling Fan(s), French Door

Appliances Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Window

Coverings, Wall/Window Air Conditioner, Gas Stove, Microwave Hood

Fan

Heating Forced Air, Natural Gas, Fireplace(s)

Cooling Wall/Window Unit(s)

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Mantle, Blower Fan, Decorative, Glass Doors, Recreation Room

Basement None

#### **Exterior**

Exterior Features BBQ gas line, Private Yard, RV Hookup

Lot Description Landscaped, Back Lane, Back Yard, Front Yard, Gazebo, Lawn, Private,

Views

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Piling(s)

#### **Additional Information**

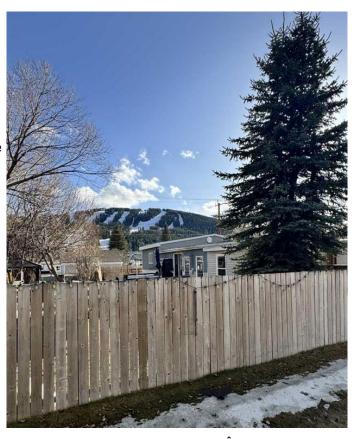
Date Listed April 9th, 2025

Date Sold April 29th, 2025

Days on Market 20
Zoning R1
HOA Fees 0.00

# **Listing Details**

Listing Office Real Estate Centre - Blairmore



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