

\$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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