

\$299,000 - 12130 22 Avenue, Blairmore

MLS® #A2256800

\$299,000

2 Bedroom, 1.00 Bathroom, 564 sqft

Residential on 0.07 Acres

NONE, Blairmore, Alberta

Charming and efficient! This well-kept 1 bedroom, 1 bathroom home offers low-maintenance living in an unbeatable location—just steps from the river and community bike/walking trail. Inside, you’ll find a bright and cozy layout that’s easy to care for, making it perfect as a starter, downsizer, or investment property. Enjoy morning coffee on the back deck and relax in the evening on the front deck, both offering private outdoor spaces to unwind and sit in the sun. With its prime setting across from the river and great condition throughout, this little gem is move-in ready and full of potential!

Essential Information

MLS® #	A2256800
Price	\$299,000
Sold Price	\$282,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	564
Acres	0.07
Type	Residential
Sub-Type	Detached
Style	Cottage/Cabin
Status	Sold

Community Information



Address	12130 22 Avenue
Subdivision	NONE
City	Blairmore
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K0E0

Amenities

Parking Spaces	3
Parking	Single Garage Detached

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Private Yard, Fire Pit
Lot Description	Back Yard, Landscaped, Private, Back Lane, Views
Roof	Metal
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	September 13th, 2025
Date Sold	October 5th, 2025
Days on Market	22
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty of Canada
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