



## 13250 19 Avenue Blairmore Alberta

\$295,000

This sweet home has it all! On the main level, you have two bedrooms, a full four piece bath, laundry, kitchen, dining and a cozy living room. The loft (not included in sq. ft.) is currently being used as two additional bedrooms, but does not have direct heat ducting. This upper level would make a great home office, with breathtaking views of either Turtle or Goat Mountain. The property has been lovingly cared for with valuable improvements made over recent years, including: furnace , roof, five windows, and updated electrical panel, making this home move in ready. In the backyard you will discover the prettiest perennial garden, a storage shed, and parking for two vehicles off the back lane. We can't decide if it's the charm of the home or its location that we love the most. Situated exactly 45 minutes to either Fernie Alpine Ski Resort or Castle Mountain Resort, you are just minutes away from all of your outdoor adventures. If you are ready to make a move to this little mountain town, call your favourite REALTOR(R) today! (id:6769)

Primary Bedroom 10.67 Ft x 10.00 Ft

Living room 10.42 Ft x 12.25 Ft

Kitchen 14.25 Ft x 11.00 Ft

Bedroom 10.75 Ft x 10.00 Ft

4pc Bathroom 7.00 Ft x 5.25 Ft

Foyer 10.42 Ft x 4.67 Ft

Laundry room 18.42 Ft x 6.75 Ft

Office 17.08 Ft x 9.58 Ft

Den 11.58 Ft x 9.67 Ft

Listing Presented By:

**RE/MAX**  
ALPINE REALTY

Originally Listed by:  
Grassroots Realty Group

**RE/MAX**  
ALPINE REALTY

**Alpine Realty**

104 - 709 Main Street, Canmore,  
Alberta, T1W 2B2

Phone: 1 (403) 678-5890  
admin@alpinerealty.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.