



13330 17 Avenue Blairmore Alberta

\$265,000

This little home on a large lot in a great Blairmore cul-de-sac location will make some new owner very happy. 890 square foot house on two levels and a small undeveloped basement for the forced air furnace, newer hot water tank and new 100 amp electrical panel. This petite home packs a kitchen, living room, main floor bedroom, full bathroom, storage/bonus room, entry/laundry and front porch on the main floor. The upstairs hosts two additional bonus/bedrooms and is not included in the RMS square footage as the ceiling height is 6 feet, 4 inches high. A storage shed in the rear yard keeps garden tools out of the elements. A rear lane is handy to haul firewood and gear to and from the yard. This home has experience, but has recent upgrades, including the addition of new asphalt shingles in the last 4-5 years, a new hot water tank in 2019 and new front, side and rear fencing. This home sits on two lots and enjoys views in every direction. A great investment in a mountain community! Enjoy canoeing, hiking, mountain biking, back country touring on quad or dirt bike, snow shoeing, skiing, fishing, just to name a few of the local outdoor pursuits. Amenities near by include shopping, restaurants and brew pubs. Enjoy the community trail that spans the entire Crowsnest Pass with access just minutes from this home. (id:6769)

Bedroom 12.08 Ft x 9.58 Ft
Bedroom 7.67 Ft x 9.50 Ft
4pc Bathroom .00 Ft x .00 Ft
Other 15.00 Ft x 10.58 Ft
Living room 11.42 Ft x 11.08 Ft

Primary Bedroom 11.17 Ft x 11.25 Ft
Laundry room 8.08 Ft x 5.50 Ft
Storage 7.83 Ft x 10.58 Ft
Other 5.50 Ft x 9.58 Ft

Listing Presented By:

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