

# \$350,000 - 13009 18 Avenue, Blairmore

MLS® #A2202646

## \$350,000

3 Bedroom, 1.00 Bathroom, 1,235 sqft

Residential on 0.13 Acres

NONE, Blairmore, Alberta

Walk just a few blocks to shopping, school, bike park and creek from this 3 bedroom home in Blairmore. Main floor features two front-facing bedrooms, bright living room, spacious kitchen, and large bathroom with laundry area. Kitchen overlooks the backyard, garden area and deck to the north. Upper floor bedroom has been recently renovated with a unique closet storage system plus office space. With interior access, the partial basement has a workshop area and plenty of storage space. Front and back porches are included in sq. ft. This is a great property in a highly desirable area of the Crowsnest Pass!

Built in 1904

## Essential Information

MLS® #	A2202646
Price	\$350,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,235
Acres	0.13
Year Built	1904
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

## Community Information



Address	13009 18 Avenue
Subdivision	NONE
City	Blairmore
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K 0E0

### **Amenities**

Parking Spaces	2
Parking	None

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dryer, Refrigerator, Washer, Electric Stove
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Unfinished, Partial

### **Exterior**

Exterior Features	Private Yard
Lot Description	Standard Shaped Lot, See Remarks
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	104
Zoning	R1

### **Listing Details**

Listing Office	SUTTON GROUP-LETHBRIDGE CROWSNEST PASS BRANCH
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