

# \$499,000 - 11534 21 Avenue, Blairmore

MLS® #A2226304

**\$499,000**

3 Bedroom, 4.00 Bathroom, 1,486 sqft

Residential on 0.08 Acres

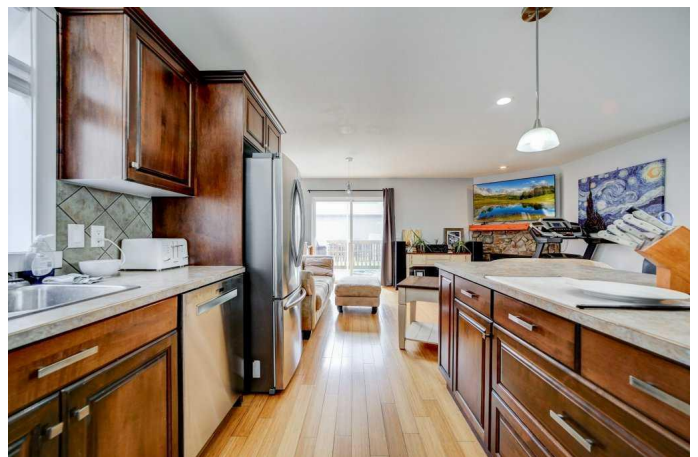
NONE, Blairmore, Alberta

Welcome to Blairmore, Crowsnest Pass. This charming 2 storey family home is situated in a convenient location, blocks away from the swimming pool, tennis courts, ski hill, bike trails walking path and shopping. Features include a bright and inviting open concept living, dining and kitchen with pantry and large island. Upstairs there is a 4 piece bathroom , 3 bedrooms plus a generous primary suite with plenty of closet space and a 4 piece ensuite. Laundry is conveniently located on the 2 floor. There is an illegal studio suite in the basement. The property offers a single attached garage for parking or extra storage. Recent improvements include roof (2024), tankless hot water, commercial grade water filtration, furnace motor & illegal suite. Come home to the mountains!

Built in 2009

## Essential Information

MLS® #	A2226304
Price	\$499,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,486
Acres	0.08
Year Built	2009



Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	11534 21 Avenue
Subdivision	NONE
City	Blairmore
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K 0E0

### Amenities

Utilities	Cable Connected, Electricity Connected, Garbage Collection, High Speed Internet Available, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Concrete Driveway, Garage Door Opener, Garage Faces Front, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer Stacked, Water Purifier
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Level, Street Lighting, Views
Roof	Asphalt
Construction	Vinyl Siding

Foundation                Poured Concrete

### **Additional Information**

Date Listed                May 28th, 2025

Days on Market        7

Zoning                    R-1

### **Listing Details**

Listing Office            RE/MAX REAL ESTATE - LETHBRIDGE

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