



GRASSROOTS
REALTY GROUP

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14862 21 Avenue
Frank, Alberta

MLS # A2234437



\$575,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,100 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	3
Garage:	RV Access/Parking, Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Separate Entrance, Walk-In Closet(s)		

Inclusions: Plastic Garden Shed

Fully finished legal suite with private entrance offers excellent income potential! This versatile and beautifully maintained home is an incredible investment opportunity in one of Alberta's most scenic communities. Whether you're seeking a family home with added rental income or a full rental property with dual revenue streams, this home checks all the boxes. The main floor features 2 spacious bedrooms and 2 full bathrooms, a bright and welcoming living area, and a well-appointed kitchen. The legal basement suite includes a full kitchen, 1 bedroom plus a den, a full bathroom, and its own private entrance—ideal for tenants or extended family. Recent upgrades to the suite include improved soundproofing, new flooring, and an updated bathroom. The home also features air conditioning for year-round comfort. The attached garage, along with front and rear access, provides convenient parking options for residents and guests. Enjoy low-maintenance landscaping in the private backyard and a stunning display of mature perennials in the front yard, offering beautiful curb appeal year after year. Surrounded by breathtaking mountain views, this home is ideally situated to enjoy all that the Crowsnest Pass has to offer—outdoor adventure, a close-knit community, and a relaxed lifestyle.