



13450 17 Avenue
Blairmore, Alberta

MLS # A2237504



\$529,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,175 sq.ft.	Age:	1974 (51 yrs old)
Beds:	5	Baths:	2
Garage:	Driveway, Off Street, Oversized, Parking Pad, Paved, RV Access/Parking, Sid		
Lot Size:	0.21 Acre		
Lot Feat:	Irregular Lot, Landscaped, No Neighbours Behind, Treed, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Metal, Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Vinyl Windows, Wood Counters		

Inclusions: Basement Refrigerator, Murphy Bed

This incredible 5-bedroom, 2-bathroom bungalow sits in one of Blairmore's most desirable neighbourhoods—and it's ready to become the backdrop for your best memories yet. Inside, you'll be treated to stunning mountain views, including breathtaking sights of Crowsnest Mountain right from your front windows. With tons of space for family and guests, a fully finished basement, and ample storage throughout, this home is designed for comfortable living and effortless entertaining. Whether you're hosting summer BBQs on the large back deck or enjoying cozy evenings in, this property makes it easy to welcome friends and family. Outside, the beautifully landscaped yard sets the perfect scene for outdoor fun, while the paved driveway offers convenience and plenty of parking—including room for your RV and a future garage. Recent updates like metal shingles, vinyl windows, and a paved driveway mean you can move in and start enjoying everything this home—and Blairmore—has to offer. Location, views, and space—this one truly has it all. Don't miss your chance to call Blairmore home!