



13441 17 Avenue
Blairmore, Alberta

MLS # A2238542



\$447,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	914 sq.ft.	Age:	1914 (111 yrs old)
Beds:	2	Baths:	1
Garage:	Gravel Driveway, RV Access/Parking, RV Gated, Single Garage Detached		
Lot Size:	0.23 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Tile, Wood	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed	Zoning:	Residential
Foundation:	Combination	Utilities:	Cable, Electricity, Natural Gas, Garbage Collection, PH
Features:	Vinyl Windows		

Inclusions: n/a

Desirable location with fantastic mountain views in Blairmore Crowsnest Pass. This two-bedroom bungalow is situated on a 100' x 100' lot with beautiful, treed lot high above the properties below. This home has been nicely upgraded over the years and has a strong basement which walks-out onto a beautiful back yard. Bright living room features original fir flooring and a cast iron wood burning stove. There is a smaller detached garage on the east side of the home. The west side of the property leaves lots of room for a large garage or, subject to receiving proper approvals, a coach home. Crowsnest Pass offers many different opportunities for the enjoyment of our mountain terrain. There are hundreds of miles of trails for motorized and non-motorized activities. Crowsnest Pass also has a spectacular mountain golf course, which is a truly a hidden gem in the Canadian Rockies.