



GRASSROOTS
REALTY GROUP

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**13205 15 Avenue
Blairmore, Alberta**

MLS # A2238595



\$388,888

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,039 sq.ft.	Age:	1936 (89 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Laminate, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, stove, dishwasher, washer, dryer, existing window coverings

Only steps away from snake park, this area has always been considered very cool. Perhaps because it's a quaint neighbourhood at the back end of Blairmore providing the feeling that your far enough away, but really, you're very close to all of the action in Blairmore. And just around the corner is the Sartoris road which will take you to some of the most breathtaking backcountry areas in SW Alberta. This property indeed is in a great area. Enjoy the extra space this home has to offer. In addition to the 1039sqft of main floor area where you'll find an open living room and kitchen spanning the length of the home plus one bedroom, 4 pc bath and main floor laundry, there are also two bedrooms on the top floor and a finished basement with a family room, spare room, storage area, and a 3pc bath. Also, take advantage of the 22'x24' garage out back that is finished and heated ready to store your vehicle or things, with space for additional parking also at the back of the property.