



**GRASSROOTS**  
REALTY GROUP

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14830 21st Avenue  
Frank, Alberta

MLS # A2240939



**\$375,000**

|           |  |        |                   |
|-----------|--|--------|-------------------|
| Division: | NONE   |        |                   |
| Type:     | Residential/House  |        |                   |
| Style:    | Bungalow   |        |                   |
| Size:     | 1,200 sq.ft.   | Age:   | 1952 (73 yrs old) |
| Beds:     | 2  | Baths: | 1                 |
| Garage:   | Off Street   |        |                   |
| Lot Size: | 0.18 Acre  |        |                   |
| Lot Feat: | Back Lane, Back Yard, Gentle Sloping, Landscaped, Lawn, Street Lighting, V |        |                   |

|             |   |            |           |
|-------------|---|------------|-----------|
| Heating:    | Forced Air, Natural Gas   | Water:     | -         |
| Floors:     | Carpet, Hardwood, Linoleum  | Sewer:     | -         |
| Roof:       | Asphalt Shingle   | Condo Fee: | -         |
| Basement:   | None  | LLD:       | 31-7-3-W5 |
| Exterior:   | Concrete, Vinyl Siding, Wood Frame  | Zoning:    | R1        |
| Foundation: | Perimeter Wall, Poured Concrete   | Utilities: | -         |
| Features:   | Ceiling Fan(s), Central Vacuum, French Door, Laminate Counters, Natural Woodwork, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows |            |           |
| Inclusions: | N/A   |            |           |

Welcome to the Crowsnest Pass! This well-maintained home offers 1,200 sq. ft. of comfortable living space and sits on a generous 60' x 128' lot in the scenic community of Frank. With plenty of room to build a garage or shop, this property presents a fantastic opportunity for both homeowners and investors. Don't miss your chance to own a piece of mountain living in one of Alberta's most picturesque settings!