



GRASSROOTS
REALTY GROUP

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**11946 20 Avenue
Blairmore, Alberta**

MLS # A2249321



\$429,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,076 sq.ft.	Age:	1935 (90 yrs old)
Beds:	4	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Block	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Natural Woodwork, No Animal Home, No Smoking Home		

Inclusions: Household furniture as viewed in Listing Photos

This 4 bedroom, fully furnished home is the ideal candidate for a turn-key investment property in the heart of Blairmore. A spacious country kitchen, bright dining/living area, a full bathroom and three well appointed bedrooms complete the main floor plan. The lower level with direct access to the rear yard features a fourth bedroom, laundry, storage and a huge recreation area. This low maintenance home and yard will be a very manageable investment property be it long or short term rental. A short hop to Pass Powderkeg Ski Area, outdoor pool, tennis courts, golf course, hiking/walking trails....you name it! This is a comfortable home in an ideal, central Blairmore location in the Crowsnest Pass of sunny SW Alberta.