



GRASSROOTS
REALTY GROUP

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14862 21 Avenue
Frank, Alberta

MLS # A2250109



\$535,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,100 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	3
Garage:	RV Access/Parking, Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full, Suite, Walk-Out To Grade
Exterior:	Stone, Vinyl Siding, Wood Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Kitchen Island, Separate Entrance, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R2
Utilities:	-

Inclusions: Plastic Garden Shed

Beautifully Maintained Home with Legal Suite and Mountain Views. This versatile and income-generating property is an incredible investment opportunity in one of Alberta's most scenic communities. Whether you're looking for a comfortable family home with added rental income or a full rental property with dual revenue streams, this home delivers. The main floor features two spacious bedrooms, two full bathrooms, a bright and inviting living area, and a well-appointed kitchen. The fully finished legal suite in the basement features one bedroom plus a den, a full bathroom, a modernized kitchen, and its own private entrance—perfect for tenants or extended family. Recent suite upgrades include enhanced soundproofing, updated flooring, and a refreshed bathroom. Additional highlights include central air conditioning for year-round comfort, an attached garage and low-maintenance landscaping. The private backyard is fenced and includes a cement pad and shed, ready for your personal touches, while the front yard showcases mature perennials for lasting curb appeal. The covered front deck extends your living space and is the perfect spot to soak in the breathtaking mountain views. This home also offers unbeatable convenience: enjoy quick access to the highway, nearby community trails, and excellent walking or biking routes to local amenities. Outdoor enthusiasts will love being just 30 minutes from Pincher Creek, Castle Mountain, and Sparwood, with Fernie under an hour away. With its flexible layout, income potential, and unbeatable location, this home is truly a gem in the heart of the Crowsnest Pass.