



GRASSROOTS
REALTY GROUP

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12130 22 Avenue
Blairmore, Alberta

MLS # A2256800



\$299,000

Division:	NONE		
Type:	Residential/House		
Style:	Cottage/Cabin		
Size:	564 sq.ft.	Age:	-
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Private, Views		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Concrete	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Most furnishings as seen

Charming and efficient! This well-kept 1 bedroom, 1 bathroom home offers low-maintenance living in an unbeatable location—just steps from the river and community bike/walking trail. Inside, you’ll find a bright and cozy layout that’s easy to care for, making it perfect as a starter, downsizer, or investment property. Enjoy morning coffee on the back deck and relax in the evening on the front deck, both offering private outdoor spaces to unwind and sit in the sun. With its prime setting across from the river and great condition throughout, this little gem is move-in ready and full of potential!