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## 13014 18 Avenue Blairmore, Alberta

MLS # A2258886



\$450,000

Division:	NONE					
Type:	Residential/House					
Style:	1 and Half Storey					
Size:	1,246 sq.ft.	Age:	1941 (84 yrs old)			
Beds:	3	Baths:	2			
Garage:	Off Street					
Lot Size:	0.13 Acre					
Lot Feat:	Back Lane, Garden, Landscaped					

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, Storage

Inclusions: Most furnishings to be named at time of purchase

Fantastic home in great south Blairmore location!!! You won't be disappointed with the upgrades done to this residence. New flooring throughout the main floor, new furnace & water tank, upgraded plumbing pipes & electrical panel, window blinds, counter tops. back splash, metal roof, and much more. Pleasing floor plan includes main bedroom plus two more upstairs. Laundry is conveniently located off the kitchen. As this belonged to a well-known carpenter in the Crowsnest Pass it is abundant with built-in shelving and cabinetry! The manicured south - facing back yard has a designated garden area. There are also two buildings (workshop and shed) that offer plenty extra space and storage for the handiperson. Immaculate & pristine...a property such as this is a rare find!