



**GRASSROOTS**  
REALTY GROUP

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**13014 18 Avenue**  
**Blairmore, Alberta**

**MLS # A2258886**



**\$450,000**

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

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