



GRASSROOTS
REALTY GROUP

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**2122 130 Street
Blairmore, Alberta**

MLS # A2261831



\$489,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,547 sq.ft.	Age:	1921 (104 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped, Lawn, Level, Rectangular Lot, Street Lig		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Block, Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Laminate Counters, No Smoking Home, Storage		

Inclusions: Fridge in garage, dining room table + chairs, master bedroom bed and side cabinets

Welcome to the Crowsnest Pass. This 1.5 story 3 bedroom family home is centrally located in Blairmore and sits on an oversize landscaped lot featuring a detached 28' x 26' heated garage. The home has undergone extensive renovations and upgrades throughout including shingles, siding, windows, furnace and more. The main floor features an open kitchen, dining, living room with entrances to the front and side of the home. The private patio area has stamped concrete leading to a fully fenced yard, fire pit area and beautiful landscaping. Plenty of storage in the unfinished basement. If location matters, this property has it. One block to main street shops and to Crowsnest River and community walking path. Call your favourite Realtor to book a viewing and start enjoying the outdoor mountain lifestyle that the Pass has to offer.