



11538 21 Avenue  
Blairmore, Alberta

MLS # A2265974



**\$599,000**

<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Bi-Level	
<b>Size:</b>	1,127 sq.ft.	<b>Age:</b> 1982 (44 yrs old)
<b>Beds:</b>	6	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Gar	
<b>Lot Size:</b>	0.14 Acre	
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Standard Shaped Lot	

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Other, Wood	<b>Water:</b>	Public
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Cable Internet Access, Electricity Connected, N
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Storage, Vinyl Windows		

**Inclusions:** Refrigerator, Dishwasher, Electric Range, Microwave Hood Fan, stacking washer & dryer, window coverings as viewed; Basement Suite: Washer, Dryer, Refrigerator, Electric Range, window coverings as viewed, ceiling fan(s), garage door opener (2), remotes (2)

Welcome to Blairmore, Crowsnest Pass! Discover this six bedroom family home featuring over 2,100 square feet of combined living space over 2 levels. Conveniently located within walking distance to most amenities, this home sits on a large 50'x 120' lot in a friendly neighbourhood. Inside, the main floor features a primary bedroom with a 2 piece ensuite, 4 piece bathroom as well as 2 bedrooms that offer plenty of space for family or guests. The well equipped kitchen is ideal for preparing family meals, and the south facing covered deck invites you to seamless indoor/outdoor living and dining throughout the seasons. Cozy up in the comfortable living room and enjoy the wood burning fireplace on those cooler evenings. The main floor is currently tenant occupied. The basement level features a natural gas heating stove, kitchen, living/recreation room, 4 piece bathroom, 3 bedrooms, laundry room and storage. Basement is an illegal suite with a separate entrance, currently tenant occupied. A double garage and fenced yard complete this property. Options abound with this property as it can be utilized as a family home, in-law suite, or a rental income property. Please contact listing agent for tenancy details.