



**11702 22 Avenue  
Blairmore, Alberta**

**MLS # A2273779**

**\$225,000**

<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	2 Storey	
<b>Size:</b>	1,407 sq.ft.	<b>Age:</b> 1916 (110 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 1 full / 2 half
<b>Garage:</b>	Off Street	
<b>Lot Size:</b>	0.14 Acre	
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Level, Rectangular Lot	

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Masonite, Mixed, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Natural Woodwork		

<b>Inclusions:</b>	"As is where is" on possession day
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Nestled on a corner lot directly across from the Crowsnest River and the scenic Crowsnest Community walking path, this two-story home offers a rare opportunity to create your ideal retreat in an unbeatable location. The home features three bedrooms, one full bathroom, and two half baths, providing a comfortable layout with plenty of potential. While the property is ready for some TLC to restore it to its full charm, its setting is truly exceptional. With the river just steps away and nature at your doorstep, this home invites you to imagine the possibilities and transform it into a peaceful haven in one of the area's most desirable spots. Contact your favourite REALTOR® today and book a private showing!