



**#3, 11910 21 Avenue  
Blairmore, Alberta**

**MLS # A2278069**

**\$230,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	548 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Few Trees, Interior Lot, Lawn, Low Maintenance Landscape, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 415
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Primary Downstairs		
<b>Inclusions:</b>	N/A		

Set in the heart of Blairmore, this bi level fourplex unit offers 3 bedrooms, 2 bathrooms, and a dedicated laundry room, making it a practical and affordable entry into the Crowsnest Pass lifestyle. With views of Pass Powderkeg Ski Hill from the patio and everyday amenities close by, this home is well suited for those seeking a simple, functional space with mountain living just outside their door. The upper level is designed for daily living, with the kitchen, dining area, living room, and a full bathroom all located on one floor. From the living space, step out onto the patio and take in views toward the ski hill, a reminder of how close outdoor recreation truly is. This unit includes two assigned parking stalls and is part of a professionally managed condo association. Condo fees cover municipal water, snow removal, and common area exterior maintenance, helping to simplify ownership and reduce ongoing upkeep. Whether you are looking for a full time residence, a weekend escape close to the ski hill, or an investment opportunity in a growing mountain town, this property offers versatility and affordability. Located near parks, the community pool, grocery stores, and local shops, this home allows you to stay connected while enjoying the rhythm of mountain living. With Pass Powderkeg only minutes away, year round recreation is always within reach, from winter skiing to summer hikes and bike rides. A practical option for first time buyers, those looking to downsize, or anyone wanting a foothold in the Crowsnest Pass, this Blairmore property invites a mindful approach to home ownership in a location that continues to draw people back for its lifestyle and community.