



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**13030 21 Avenue**  
**Blairmore, Alberta**

**MLS # A2283793**



**\$299,000**

|                  |  |               |                    |
|------------------|--|---------------|--------------------|
| <b>Division:</b> | NONE   |               |                    |
| <b>Type:</b>     | Residential/House  |               |                    |
| <b>Style:</b>    | Bungalow   |               |                    |
| <b>Size:</b>     | 776 sq.ft.   | <b>Age:</b>   | 1915 (111 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 1                  |
| <b>Garage:</b>   | Off Street   |               |                    |
| <b>Lot Size:</b> | 0.13 Acre  |               |                    |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Dog Run Fenced In, Few Trees, Front Yard, Lawn, Le |               |                    |

|                    |                                 |                   |    |
|--------------------|---------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                      | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Laminate, Other                 | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Metal                           | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                            | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Stucco, Wood Frame    | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Brick/Mortar                    | <b>Utilities:</b> | -  |
| <b>Features:</b>   | No Smoking Home, Open Floorplan |                   |    |

**Inclusions:** Stove, Dishwasher, Fridge, Washer/Dryer

Welcome to 13030 21 Avenue in Blairmore, a very cute and cozy two bedroom, one bathroom home ideally located just seconds from downtown. Set on a large lot with the added convenience of a back lane, this charming property offers both space and flexibility in a central, walkable location. The home has a welcoming feel that's perfect for first-time buyers, or those looking for a comfortable weekend getaway. Close to shops, restaurants, and all the amenities of the Crowsnest Pass, it also provides easy access to everything this vibrant mountain community has to offer. Whether you're enjoying town life or heading out to explore the surrounding outdoors, this sweet Blairmore home is a great place to settle in and enjoy it all.