



**13521 15 Avenue
Blairmore, Alberta**

MLS # A2289484



\$785,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,402 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway, Off Street		
Lot Size:	1.85 Acres		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	RES.
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters, Storage		

Inclusions: Window coverings, air conditioning unit, treadmill, water softener, freezer in basement, mounted framed T.V. in kitchen, 2nd microwave in basement, (shelving, closet and master craft work bench in basement utility room.

Location at its best, welcome to this S.E. Blairmore home in the Crowsnest Pass. This home has outstanding value, along with unsurpassed views of Crowsnest Mountain. Nestled on a corner hillside lot in a desirable neighbourhood, just a block away from hiking trails. Extensively updated throughout, this low maintenance home showcases quality craftsmanship and thoughtful upgrades at every turn. The stunning kitchen features custom cabinets by Adora, quartz countertops, dual wall oven, and premium finishes. Recent improvements also include interior and exterior painting (2025), Jeld-wen doors and triple glazed windows, Hunter Douglas blinds (livingroom remote controlled), renovated bathrooms, recessed lighting, and two cozy fireplaces. Enjoy the convenience of abundant storage, fully developed walk-out basement, updated fascia and soffits, leaf filter gutter protection, newer furnace and (hot water tank 2025), central air conditioning (2023), and water softener (2023). This home must be viewed to appreciate the extensive renovations. The home is framed by beautifully updated landscaping creating a welcoming first impression and low maintenance outdoor living. The double attached garage and additional off-street parking complete the package.