



GRASSROOTS
REALTY GROUP

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**11702 21st Avenue
Blairmore, Alberta**

MLS # A2297514



\$375,000

| | | | |
|------------------|---|---------------|--------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 910 sq.ft. | Age: | 1918 (108 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Off Street, Parking Pad | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Corner Lot, Interior Lot, Landscaped, Lawn, Level, Rectangular L | | |

| | | | |
|--------------------|---------------------------------|-------------------|-----------|
| Heating: | Mid Efficiency | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Metal | Condo Fee: | - |
| Basement: | Full | LLD: | 34-7-4-W5 |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), No Smoking Home | | |

Inclusions: N/A

Welcome to the beautiful Crowsnest Pass in Blairmore! This charming bungalow is perfectly situated on a sunny corner lot just steps from the scenic Crowsnest River. Whether you're searching for a cozy starter home, an investment property, or a weekend getaway, this home offers exceptional potential. Enjoy low-maintenance living on a centrally located lot within easy walking distance to local shopping, banking, restaurants, a swimming pool, and playgrounds—everything you need right at your doorstep. The expansive corner lot provides endless opportunities to make it your own. Add a fence for privacy, plant a garden, or design your ideal outdoor living space while taking in mountain views in every direction. With immediate possession available for the right buyer, this is your chance to secure a property in one of Southern Alberta's most desirable recreational communities—at an excellent price. Don't miss the opportunity to explore the potential this property has to offer!