



**13250 17 Avenue  
Blairmore, Alberta**

**MLS # A2299206**



**\$244,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,225 sq.ft.	<b>Age:</b>	1910 (116 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Landscaped, Level		

<b>Heating:</b>	Forced Air, Wood	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	residential
<b>Foundation:</b>	Combination	<b>Utilities:</b>	Cable, Electricity, Natural Gas, Phone
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

House is to be sold &quot;AS IS.&quot; Exceptional PROJECT for the right person. Great location in Blairmore. Crowsnest Pass provides excellent value for mountain enthusiasts. Close to the ski hill and miles of back country trails. Newer garage and back lane access. An OLD PICTURE provided for visualization purposes only. Tenant's privacy should be protected.