



**11814 17 Avenue**  
**Blairmore, Alberta**

**MLS # A2303300**



**\$730,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,275 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, See Remarks		

**Inclusions:** Fridge, Stove, Dishwasher, washer, dryer, Fire pit, fixed shelving in garage, gun safe, curtain rods.

Take advantage of this exceptional location, ideal for family living. This 1,275 sq ft 6-bedroom home sits on a large lot and is complemented by a fully finished and heated 26' x 24' garage, offering plenty of space for vehicles and/or your toys. Recent renovations add both style and comfort, including a beautifully updated kitchen, a stunning custom shower/bath combination in the basement bedroom, and an eye-catching open tread Fir staircase that adds warmth and character to the home. Numerous additional updates inside and out ensure this property is ready to enjoy from day one. The exterior is just as impressive, with thoughtfully placed rock work and manicured lawns that truly shine throughout the summer months, creating an inviting outdoor space for relaxing or entertaining. Located in a highly desirable area close to Pass Powderkeg, trails, local shops, and ISS School, this home offers a fantastic balance of comfort, convenience, and Crowsnest Pass lifestyle.