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13009 18 Avenue Blairmore, Alberta

MLS # A2202646



\$325,000

Division:	NONE					
Type:	Residential/Hou	se				
Style:	1 and Half Storey					
Size:	1,235 sq.ft.	Age:	1904 (121 yrs old)			
Beds:	3	Baths:	1			
Garage:	None					
Lot Size:	0.13 Acre					
Lot Feat:	See Remarks, Standard Shaped Lot					

_		Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s)

Inclusions: N/A

Offering \$3000. RENOVATION CREDIT to buyer"! This is a great property in a highly desirable area of the Crowsnest Pass! Generous sized fenced yard offers plenty of room for a garage. Just a few blocks walk to Lyon Creek, school, shopping, and ski hill! Main floor features large country kitchen overlooking garden and back yard, bright and sunny living room, 2 roomy bedrooms, and roomy bath/laundry area. Upper floor bedroom has been recently renovated with a unique built-in closet system. Washer, dryer and stove have recently been replaced. Roof with new eavestroughs has been redone .Enclosed front and back porches are included in sq. ft. With interior access, the partial basement has a workshop area and plenty of storage space. This is an excellent investment at a very affordable price!