



GRASSROOTS
REALTY GROUP

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**13009 18 Avenue
Blairmore, Alberta**

MLS # A2202646



\$325,000

Division:	NONE		
Type:	Residential/House		
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		

Heating:	Forced Air	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!