

# \$325,000 - 13009 18 Avenue, Blairmore

MLS® #A2202646

## \$325,000

3 Bedroom, 1.00 Bathroom, 1,235 sqft  
Residential on 0.13 Acres

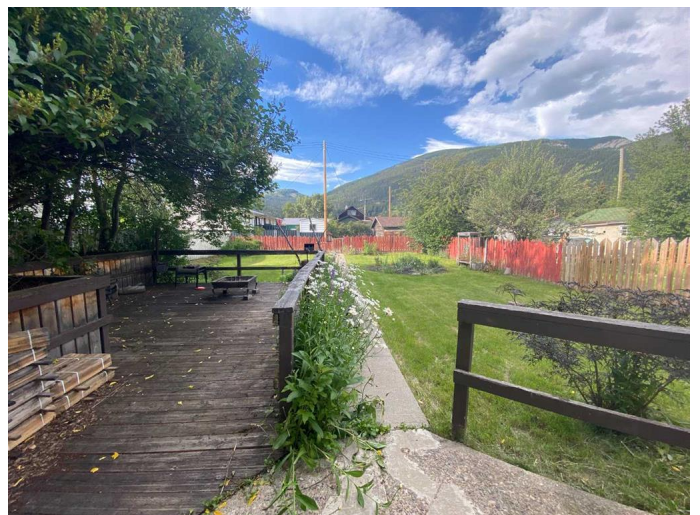
NONE, Blairmore, Alberta

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!

Built in 1904

## Essential Information

MLS® #	A2202646
Price	\$325,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,235
Acres	0.13
Year Built	1904



Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	13009 18 Avenue
Subdivision	NONE
City	Blairmore
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K 0E0

### **Amenities**

Parking Spaces	2
Parking	None

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	See Remarks, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	175
Zoning	R1

### **Listing Details**

Listing Office	SUTTON GROUP-LETHBRIDGE CROWSNEST PASS BRANCH
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