

# \$450,000 - 13014 18 Avenue, Blairmore

MLS® #A2258886

## \$450,000

3 Bedroom, 2.00 Bathroom, 1,246 sqft

Residential on 0.13 Acres

NONE, Blairmore, Alberta

Fantastic home in great south Blairmore location!!! You won't be disappointed with the upgrades done to this residence. New flooring throughout the main floor, new furnace & water tank, upgraded plumbing pipes & electrical panel, window blinds, counter tops. back splash, metal roof, and much more. Pleasing floor plan includes main bedroom plus two more upstairs. Laundry is conveniently located off the kitchen. As this belonged to a well-known carpenter in the Crowsnest Pass it is abundant with built-in shelving and cabinetry! The manicured south - facing back yard has a designated garden area. There are also two buildings (workshop and shed) that offer plenty extra space and storage for the handiperson. Immaculate & pristine...a property such as this is a rare find!

Built in 1941

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2258886    |
| Price          | \$450,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,246       |
| Acres          | 0.13        |
| Year Built     | 1941        |
| Type           | Residential |



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

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13014 18 Avenue |
| Subdivision | NONE            |
| City        | Blairmore       |
| County      | Crowsnest Pass  |
| Province    | Alberta         |
| Postal Code | T0K 0E0         |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, Storage |
| Appliances        | Electric Stove, Refrigerator, Window Coverings                              |
| Heating           | Forced Air                                                                  |
| Cooling           | Wall/Window Unit(s)                                                         |
| Has Basement      | Yes                                                                         |
| Basement          | Full                                                                        |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Garden, Storage               |
| Lot Description   | Back Lane, Garden, Landscaped |
| Roof              | Metal                         |
| Construction      | Mixed                         |
| Foundation        | Poured Concrete               |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 22nd, 2025 |
| Days on Market | 35                   |
| Zoning         | R1                   |

### Listing Details

|                |                                               |
|----------------|-----------------------------------------------|
| Listing Office | SUTTON GROUP-LETHBRIDGE CROWSNEST PASS BRANCH |
|----------------|-----------------------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.