

# \$350,000 - 13009 18 Avenue, Blairmore

MLS® #A2202646

**\$350,000**

3 Bedroom, 1.00 Bathroom, 1,235 sqft

Residential on 0.13 Acres

NONE, Blairmore, Alberta

Fantastic location in Blairmore. Just a few blocks walk to Lyon Creek, school, shopping, and ski hill! Spacious welcoming living room, large country kitchen overlooking garden and back yard, bath/laundry room, and 2 roomy bedrooms are on the main floor. Upper floor bedroom has been recently renovated with a unique closet storage system in a separate room. With interior access, the partial basement has a workshop area and plenty of storage space. Roof with new eavestroughs has been redone. Washer, dryer and stove have also recently been replaced. Front and back porches are included in sq. ft. Generous sized fenced yard offers plenty of room for a garage. This is a great property in a highly desirable area of the Crowsnest Pass!

Built in 1904

## Essential Information

MLS® #	A2202646
Price	\$350,000
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	Electric Stove, Refrigerator, Dryer, 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	133
Zoning	R1

### Listing Details

Listing Office	SUTTON GROUP-LETHBRIDGE CROWSNEST PASS BRANCH
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