



**GRASSROOTS**  
REALTY GROUP

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2131 128 Street  
Blairmore, Alberta

MLS # A2253833



**\$375,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,092 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Creek/River/Stream/Pond, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 207
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Walk one block to library, pharmacy, post office, and downtown Blairmore. This brand new home has been designed to take advantage of the elements in this beautiful mountain community. Tastefully designed with vinyl plank flooring in beige/grey tones and luxurious carpet in the bedrooms. Based on an open concept, the kitchen island has a dishwasher and an eating area. There is also space for a dining table which overlooks the living room. You will find a 4 piece bathroom off the generous master bedroom in addition to the full bathroom centrally located in the home. Off the living room is a spacious private deck with a sunny east and south exposure. This property comes with a new home warranty and is a very affordable chance to live in an area that has all you could want! Condo fees include road maintenance.