



GRASSROOTS

REALTY GROUP

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**13553 18 Avenue
Blairmore, Alberta**

MLS # A2310132

\$509,000



Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,080 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot, Views		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge x2 , upstairs stove (as is), basement stove, OTR microwave, dishwasher, upstairs washer (as is), basement washer, dryer x2, existing window coverings, garden shed.

Business in the front party in the back, as that saying goes! That might just be a good description for this home. Tucked right in at the end of a quiet cul-de-sac in upper Blairmore, this comfortable home boasts an amazing natural yard that exemplifies mountain town living. Enjoy your front row seat to the plethora of nature and wildlife that hangs out right in your back yard. The house features an upgraded kitchen that looks over a cozy living room with gas insert fireplace. Another great feature of this home that can open up opportunities is the fully equipped 1 bedroom basement suite (illegal) with separate entrance and laundry.