



GRASSROOTS
REALTY GROUP

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12145 21Ave
Blairmore, Alberta

MLS # A2315077



\$700,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,341 sq.ft.	Age:	1921 (105 yrs old)
Beds:	5	Baths:	3 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.28 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Wood	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan		

Inclusions: Sellers will provide everything they have to get the pool liner complete and boiler for the pool up and running!

Located in the heart of Blairmore, this solid, home puts everything your family needs right at your doorstep — schools, parks, shopping, and more are all just minutes away. Adventure is practically in your backyard, with easy access to walking trails, mountain biking, and skiing — the perfect setting for an active family who loves the outdoors. With five bedrooms and five bathrooms, there's room for everyone to spread out and make this place their own. The generous lot and large deck provide plenty of space for outdoor living, while the heated two-car attached garage means no more scraping windshields on cold winter mornings. The main level accessibility makes day-to-day living easy for the whole family — and guests. This is a home built to grow with you.