



13302 17 Avenue
Blairmore, Alberta

MLS # A2315506



\$425,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,055 sq.ft.	Age:	1910 (116 yrs old)
Beds:	3	Baths:	1
Garage:	Driveway, Gravel Driveway, Off Street, Parking Pad, RV Access/Parking, Single Car		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Double Vanity, Vinyl Windows		

Inclusions: Window Coverings, Garage Fridge

Welcome to this bright and spacious bungalow set on a landscaped corner lot in the heart of Blairmore. Offering 3 bedrooms and 1 bathroom, this charming home combines comfortable living space with incredible access to the outdoor lifestyle that makes the Crowsnest Pass so sought after. Inside, the expansive kitchen offers plenty of room to gather and flows seamlessly into the large living area, where a corner gas fireplace adds warmth and character. Bright bedrooms and a spacious bathroom with double vanity provide functional everyday living, while the full basement—with a roughed-in bathroom—offers excellent potential for future development and added living space. Outside, the updated windows and fresh exterior paint create welcoming curb appeal. The 50' x 100' corner lot provides abundant parking with room for an RV, plus an oversized detached single garage for additional storage and convenience. The backyard features patio space, lawn area, partial privacy fencing, and beautiful mountain views that create the perfect setting to relax and unwind. Conveniently located within walking distance to many of Blairmore's amenities, this property also places you close to hiking and biking trails, camping, fly fishing in the Crowsnest River, and skiing at Pass Powderkeg Ski Area. Whether you're looking for a full-time home or a mountain getaway, this property is an opportunity to settle into the lifestyle and natural beauty of the Crowsnest Pass.