



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**1813 123 STREET**  
**Blairmore, Alberta**

**MLS # A2315989**



**\$569,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,085 sq.ft.	<b>Age:</b>	1963 (63 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Few Trees, Fruit Trees/Shrub		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Natural Woodwork, Storage, Vinyl Windows		

**Inclusions:** Fridge in the basement

Welcome home. This 4-bed, 2-bath Blairmore home checks all the boxes &mdash; prime location at the base of the ski hill, bike trail access, and a fully fenced yard. Inside, a great layout, bright kitchen and dining, some updated flooring and windows complement original hardwood details that give the home its character. Well maintained and full of personality, this one is ready to enjoy in every season. Hit the slopes in winter and jump on the trails in summer &mdash; all just steps from your front door.