



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**13333 17 Avenue N  
Blairmore, Alberta**

**MLS # A2320738**



**\$199,900**

|                  |                                |               |                   |
|------------------|--------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                           |               |                   |
| <b>Type:</b>     | Residential/Manufactured House |               |                   |
| <b>Style:</b>    | Mobile Home-Single Wide        |               |                   |
| <b>Size:</b>     | 916 sq.ft.                     | <b>Age:</b>   | 1976 (50 yrs old) |
| <b>Beds:</b>     | 3                              | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street                     |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                      |               |                   |
| <b>Lot Feat:</b> | Back Yard, Interior Lot, Level |               |                   |

|                    |                         |                   |      |
|--------------------|-------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Linoleum        | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Mixed                   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | None                    | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Aluminum Siding         | <b>Zoning:</b>    | Res. |
| <b>Foundation:</b> | Other                   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Laminate Counters       |                   |      |

**Inclusions:** None, appliances included are sold as is.

Affordable 3 bedroom mobile home in Blairmore. This location is within walking distance to downtown shopping and all services. Full sized lot, in a central Blairmore location. Mobile has a porch addition 135 sq. ft. Great opportunity to own a mountain get away.