



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

11333 20 Avenue
Blairmore, Alberta

MLS # A2325759



\$799,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,947 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Natural Gas, Radiant	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Metal Frame, Metal Siding	Zoning:	R-2A
Foundation:	ICF Block	Utilities:	-
Features:	Quartz Counters, Tankless Hot Water, Vinyl Windows		

Inclusions: Fridges x3, stoves x2, dishwasher x3, Washer/Dryer x2

A truly one-of-a-kind property in the heart of Blairmore! Built in 2024 with exceptional craftsmanship and attention to detail, this custom full duplex showcases stunning timber frame construction featuring traditional mortise and tenon joinery. Every inch of this home has been thoughtfully designed, creating a warm, inviting atmosphere with beautiful custom woodwork throughout. Perfectly positioned to capture breathtaking views of Crowsnest Mountain, the expansive balconies provide an incredible setting to relax and take in the surrounding scenery. Located in a welcoming community, you'll enjoy easy access to world-class hiking and biking trails, shopping, restaurants, and everyday amenities. The right-side unit offers outstanding flexibility with a kitchenette, two bedrooms, laundry, and a 2-piece bathroom on the main floor. Upstairs features a full kitchen, spacious living room, one bedroom, and a full bathroom, making it ideal as a family home, vacation retreat, or short-term rental opportunity. The left-side unit includes one bedroom, a 4-piece bathroom, a cozy bonus sleeping area, and laundry on the main level. Upstairs you'll find the primary bedroom, an open living room, kitchen, and a 3-piece bathroom, creating a comfortable and functional layout. Between the two units is a charming shared covered courtyard, perfect for entertaining or enjoying quiet evenings outdoors. The beautifully landscaped yard also features a fire pit, while the larger unit includes a convenient rear storage shed. Both units are equipped with crawl spaces housing efficient boiler heating systems and on-demand hot water. Whether you're looking for a unique investment, multi-generational living, or the opportunity to live in one side while generating rental income from the other, this exceptional property offers endless possibilities. Both units are currently tenant occupied but will be vacant upon

possession.