



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

12316 21 Avenue
Blairmore, Alberta

MLS # A2331860



\$498,000

Division:	NONE		
Type:	Residential/House		
Style:	Attached-Side by Side, Bungalow		
Size:	1,777 sq.ft.	Age:	1915 (111 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Lawn, Level, Paved, Private		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Laminate, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential
Foundation:	Combination, Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Laminate Counters, See Remarks, Vinyl Windows		

Inclusions: Electric Stove, Gas Stove, refrigerator (2), washer, dryer, 3 outside roll shutters.

Welcome to Blairmore, Crowsnest Pass. This 1777 sq. ft. Duplex situated on a 9,000 sq. level lot. Located in a convenient desirable area, within walking distance to all amenities. Both units have 2 bedrooms, kitchen/dining, living room and 4 piece bathroom, with shared laundry in the basement. Both units are heated by one shared forced air furnace. Unit 1 offers a covered verandah, gas fireplace, electric range, laminate and tile, access to laundry thru outside door to basement. Unit 2 presents original hardwood flooring, tile, gas stove and back porch with interior access to the shared laundry. Both units are tenant occupied on a month to month lease, The space could also be reverted back into single family home and provides ample space on the lot to build a substantial out building with alley access.