



GRASSROOTS
REALTY GROUP

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13353 16 Avenue
Blairmore, Alberta

MLS # A2337322



\$285,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,174 sq.ft.	Age:	1912 (114 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Level		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, stove, dishwasher, washer and dryer and the chest freezer in the basement.

Great Blairmore location and a practical layout make this home an excellent option for first-time buyers, investors, or anyone looking for an affordable place to call home in the Crowsnest Pass. The top floor features two nicely sized bedrooms, including a primary bedroom with a 4-piece ensuite, plus an additional 4-piece bathroom on the main floor. Two separate living spaces provide plenty of room to spread out, while the basement offers generous storage space. Several important updates have already been taken care of, including a newer metal roof, furnace, hot water tank, and water lines. Outside, the levelled backyard provides useful additional space and is well suited for RV storage. A solid, functional home in a convenient Blairmore location with plenty of potential for its next owner.