



GRASSROOTS
REALTY GROUP

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13302 15 Avenue
Blairmore, Alberta

MLS # A2347130



\$699,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,540 sq.ft.	Age:	1950 (76 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.33 Acre		
Lot Feat:	No Neighbours Behind, Sloped Up, Views, Wooded		

Heating: Central, Fireplace(s), Natural Gas, Wood

Floors: Carpet, Laminate, Vinyl Plank

Roof: Asphalt Shingle

Basement: Partial

Exterior: Mixed

Foundation: Combination

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: n/a

A home that splurges with character! Oversized 75' x 185+' is fully fenced with opening back gate in south Blairmore. Forested area with privacy and space. Yard has been terraced to accommodate the varying slopes of the property. A significant addition was done in 2002 including completely new floorplan both upwards and out. This includes a sunny great room, upper loft level with 2 extra bedrooms & bathroom, workshop, insulation, plumbing, wiring, furnace & water tank. Asbestos abatement has been done. Reclaimed kitchen has a pass through to the dining/living space and RCS fireplace. Master bedroom (main floor) features a full sized walk-in closet with laundry facilities. A generous family room with gas fireplace is off the kitchen adjacent to the back yard. A large 15' x 24' workshop has a comfortable great room (gas fireplace) above offering plenty of extra party or regrouping space. Basement has a separate entrance (could be additional kitchen), with living and laundry areas, a fourth bedroom, and full bathroom. There are so many features in this unique home!