



GRASSROOTS
REALTY GROUP

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12165 21 Avenue
Blairmore, Alberta

MLS # A2349879



\$410,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,263 sq.ft.	Age:	1912 (114 yrs old)
Beds:	3	Baths:	1
Garage:	Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Off		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Brick/Mortar, Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: n/a

A rare gem brimming with personality and endless potential. Nestled on a premium south facing corner lot, this 3-bedroom home perfectly blends natural beauty with everyday convenience. Brilliant all day sunlight, the residence features high ceilings that create an airy, expansive atmosphere. Enjoy fresh, grown apples right from your backyard, and a dedicated garden space. Framed by mature Douglas firs that provide natural shade, privacy, and classic mountain town character. This prime location places you steps away from the ski hill, golf, hiking paths, Crowsnest River fishing, and a outdoor swimming pool. It's a versatile property in a great spot, giving you the perfect chance to move right in and make it your own.