



GRASSROOTS
REALTY GROUP

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11713 20 Avenue
Blairmore, Alberta

MLS # A2350696



\$349,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	652 sq.ft.	Age:	1920 (106 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: None

Welcome to 11713 20 Avenue in the heart of Blairmore, where mountain town living meets the convenience of being right on one of Crowsnest Pass's main streets. This adorable 2 bedroom, 1 bathroom home sits on a large lot, offering plenty of outdoor space and exciting potential in a central location. Enjoy the convenience of being close to Blairmore's shops, restaurants, cafés, grocery stores, professional services and everyday amenities, while having the incredible Rocky Mountain landscape right outside your door. The Crowsnest Pass is known for its exceptional four season lifestyle, with hiking, mountain biking, fishing, golfing, skiing, snowshoeing, snowmobiling and scenic trails all close at hand. Recreation is a major part of life here, with Pass Powderkeg, the Crowsnest Pass Golf Club, community parks, sports fields, arena, curling facilities, outdoor pool and extensive trail networks throughout the Pass. With its large lot, central Blairmore location and access to the incredible recreation and natural beauty of the Crowsnest Pass, this affordable home is an opportunity to enjoy a relaxed mountain lifestyle without giving up everyday convenience. Whether you're looking for a full time home, getaway or investment, this home is worth a look!