

\$325,000 - 13009 18 Avenue, Blairmore

MLS® #A2202646

\$325,000

3 Bedroom, 1.00 Bathroom, 1,235 sqft

Residential on 0.13 Acres

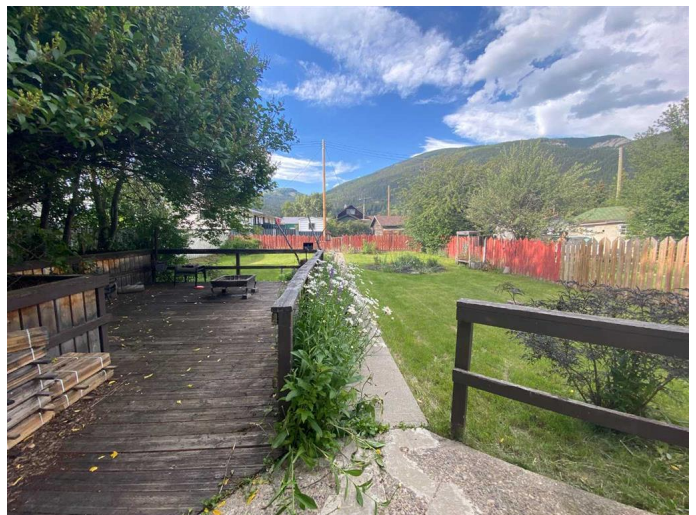
NONE, Blairmore, Alberta

This is a great property in a highly desirable area of the Crowsnest Pass! Generous sized fenced yard offers plenty of room for a garage. Just a few blocks walk to Lyon Creek, school, shopping, and ski hill! Main floor features large country kitchen overlooking garden and back yard, bright and sunny living room, 2 roomy bedrooms, and roomy bath/laundry area. Upper floor bedroom has been recently renovated with a unique built-in closet system. Washer, dryer and stove have recently been replaced. Roof with new eavestroughs has been redone. Enclosed front and back porches are included in sq. ft. With interior access, the partial basement has a workshop area and plenty of storage space. This is an excellent investment at a very affordable price!

Built in 1904

Essential Information

MLS® #	A2202646
Price	\$325,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,235
Acres	0.13
Year Built	1904
Type	Residential
Sub-Type	Detached



Style	1 and Half Storey
Status	Active

Community Information

Address	13009 18 Avenue
Subdivision	NONE
City	Blairmore
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K 0E0

Amenities

Parking Spaces	2
Parking	None

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	See Remarks, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2025
Days on Market	157
Zoning	R1

Listing Details

Listing Office	SUTTON GROUP-LETHBRIDGE CROWSNEST PASS BRANCH
----------------	---

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.