

# \$569,000 - 13450 17 Avenue, Blairmore

MLS® #A2237504

**\$569,000**

5 Bedroom, 2.00 Bathroom, 1,175 sqft

Residential on 0.21 Acres

NONE, Blairmore, Alberta

This incredible 5-bedroom, 2-bathroom bungalow sits in one of Blairmore's most desirable neighbourhoods—and it's ready to become the backdrop for your best memories yet. Inside, you'll be treated to stunning mountain views, including breathtaking sights of Crowsnest Mountain right from your front windows. With tons of space for family and guests, a fully finished basement, and ample storage throughout, this home is designed for comfortable living and effortless entertaining. Whether you're hosting summer BBQs on the large back deck or enjoying cozy evenings in, this property makes it easy to welcome friends and family. Outside, the beautifully landscaped yard sets the perfect scene for outdoor fun, while the paved driveway offers convenience and plenty of parking—including room for your RV and a future garage. Recent updates like metal shingles, vinyl windows, and a paved driveway mean you can move in and start enjoying everything this home—and Blairmore—has to offer. Location, views, and space—this one truly has it all. Don't miss your chance to call Blairmore home!

Built in 1974

## Essential Information

MLS® # A2237504

Price \$569,000



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,175
Acres	0.21
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	13450 17 Avenue
Subdivision	NONE
City	Blairmore
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K 0E0

### **Amenities**

Parking Spaces	6
Parking	Driveway, Off Street, Oversized, Parking Pad, Tandem, Paved, RV Access/Parking, Side By Side

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Vinyl Windows, Wood Counters
Appliances	Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Other
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard, Rain Gutters
Lot Description	Landscaped, Irregular Lot, No Neighbours Behind, Treed, Views

Roof	Shingle, Metal
Construction	Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 6th, 2025
Days on Market	52
Zoning	R1

### **Listing Details**

Listing Office	eXp Realty of Canada
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