

# \$457,000 - 13441 17 Avenue, Blairmore

MLS® #A2238542

**\$457,000**

2 Bedroom, 1.00 Bathroom, 914 sqft

Residential on 0.23 Acres

NONE, Blairmore, Alberta

Desirable location with fantastic mountain views in Blairmore Crowsnest Pass. This two-bedroom bungalow is situated on a 100' x 100' lot with beautiful, treed lot high above the properties below. This home has been nicely upgraded over the years and has a strong basement which walks-out onto a beautiful back yard. Bright living room features original fir flooring and a cast iron wood burning stove. There is a smaller detached garage on the east side of the home. The west side of the property leaves lots of room for a large garage or, subject to receiving proper approvals, a coach home. Crowsnest Pass offers many different opportunities for the enjoyment of our mountain terrain. There are hundreds of miles of trails for motorized and non-motorized activities. Crowsnest Pass also has a spectacular mountain golf course, which is a truly a hidden gem in the Canadian Rockies.

Built in 1914

## Essential Information

MLS® #	A2238542
Price	\$457,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	914
Acres	0.23



Year Built	1914
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	13441 17 Avenue
Subdivision	NONE
City	Blairmore
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K 0E0

### Amenities

Utilities	Electricity Available, Natural Gas Available, Cable Available, Garbage Collection, Phone Available, Sewer Available
Parking Spaces	4
Parking	Gravel Driveway, RV Access/Parking, Single Garage Detached, RV Gated
# of Garages	1

### Interior

Interior Features	Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Landscaped, Standard Shaped Lot, Views
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Combination

### Additional Information

Date Listed	July 10th, 2025
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Days on Market	6
Zoning	Residential

## Listing Details

Listing Office	ROYAL LEPAGE SOUTH COUNTRY - Crowsnest Pass
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