

# \$499,000 - 12933 17 Avenue, Blairmore

MLS® #A2201387

**\$499,000**

4 Bedroom, 2.00 Bathroom, 1,300 sqft  
Residential on 0.16 Acres

NONE, Blairmore, Alberta

Located in the heart of the Crowsnest Pass, this custom built home features 1300 square feet of main floor living space with a fully developed basement. This 4 bedroom/2 bath home has been meticulously maintained and comes with all appliances, a 26 x 28 heated detached garage, all situated on a large corner lot in an excellent Blairmore location. Yard is well manicured, partially fenced with plenty of space for outdoor enjoyment. Close to all town amenities including middle school, ski hill, pool and shops. Plenty of room for RV parking as well.

Built in 1979

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2201387    |
| Price          | \$499,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,300       |
| Acres          | 0.16        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                 |
|-------------|-----------------|
| Address     | 12933 17 Avenue |
| Subdivision | NONE            |
| City        | Blairmore       |
| County      | Crowsnest Pass  |
| Province    | Alberta         |
| Postal Code | T0K0E0          |

### **Amenities**

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                               |
| Parking        | Double Garage Detached, Garage Door Opener, Heated Garage, Off Street, Paved, RV Access/Parking |
| # of Garages   | 2                                                                                               |

### **Interior**

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Laminate Counters, Natural Woodwork, No Smoking Home, Storage                                            |
| Appliances        | Bar Fridge, Electric Stove, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                     |
| Cooling           | None                                                                                                                        |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Finished, Full                                                                                                              |

### **Exterior**

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                       |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting, Views |
| Roof              | Metal                                                                                              |
| Construction      | Mixed                                                                                              |
| Foundation        | Wood                                                                                               |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 17th, 2025 |
| Days on Market | 21               |
| Zoning         | R1               |

### **Listing Details**

|                |                                             |
|----------------|---------------------------------------------|
| Listing Office | ROYAL LEPAGE SOUTH COUNTRY - Crowsnest Pass |
|----------------|---------------------------------------------|

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