

# \$325,000 - 13009 18 Avenue, Blairmore

MLS® #A2202646

**\$325,000**

3 Bedroom, 1.00 Bathroom, 1,235 sqft  
Residential on 0.13 Acres

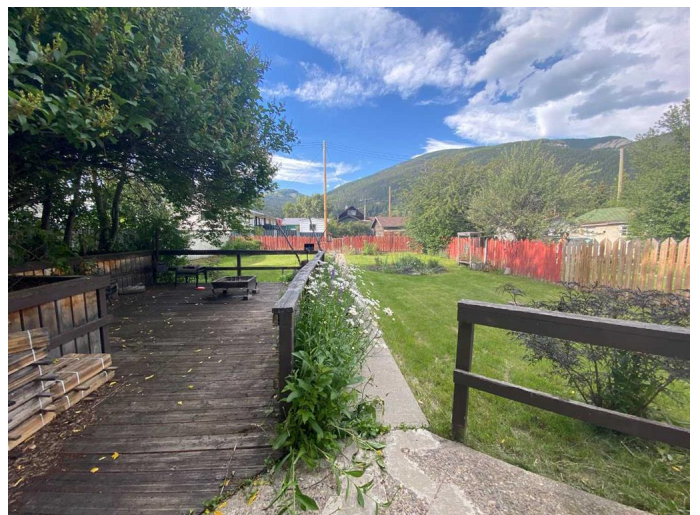
NONE, Blairmore, Alberta

Offering \$3000. RENOVATION CREDIT to buyer" ! 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 | 189              |
| Zoning         | R1               |

### Listing Details

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

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