

# \$145,000 - 104, 13102 22 Avenue, Blairmore

MLS® #A2217366

**\$145,000**

1 Bedroom, 1.00 Bathroom, 588 sqft

Residential on 0.00 Acres

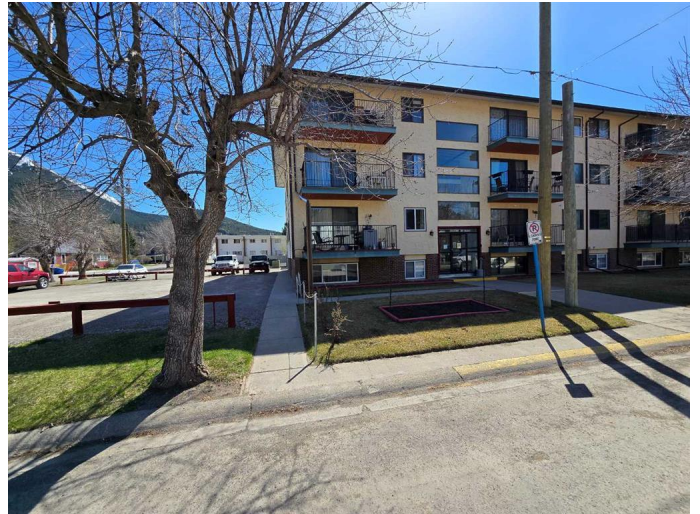
NONE, Blairmore, Alberta

Whether you're a first-time buyer, downsizing, or looking for a smart investment, this 1-bedroom, 1-bathroom lower-level apartment is an ideal opportunity to own a piece of the Crowsnest Pass lifestyle. Located just steps from the Crowsnest River, local shops, the golf course, and the community pool, you'll have everything you need within walking distance. Inside, you'll find a functional layout with everything you need and nothing you don't. The living space is cozy yet practical, and the bedroom offers a peaceful retreat after a day exploring the mountains. A small in-unit storage room adds extra convenience for your gear and essentials. Outside, enjoy the shared green space for some fresh air, plus the security of a designated parking spot and cameras on-site for extra peace of mind. With low maintenance and a great location, this unit makes a great home base for year-round living or weekend getaways in the mountains.

Built in 1977

## Essential Information

MLS® #	A2217366
Price	\$145,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	588



Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	104, 13102 22 Avenue
Subdivision	NONE
City	Blairmore
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K0E0

### **Amenities**

Amenities	Coin Laundry, Parking, Picnic Area, Snow Removal
Parking Spaces	1
Parking	Plug-In, Stall

### **Interior**

Interior Features	No Animal Home
Appliances	Electric Range, Microwave, Refrigerator
Heating	Boiler, Hot Water
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	None
Roof	Other
Construction	Brick, Stucco

### **Additional Information**

Date Listed	May 12th, 2025
Days on Market	39
Zoning	R1

### **Listing Details**

Listing Office	eXp Realty of Canada
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.