

\$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 |
|-------------|-----------------|

| | |
|----------------|-------------|
| Days on Market | 10 |
| Zoning | Residential |

Listing Details

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

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