

# \$540,000 - 13118 16 Avenue, Blairmore

MLS® #A2222538

**\$540,000**

3 Bedroom, 3.00 Bathroom, 1,278 sqft

Residential on 0.25 Acres

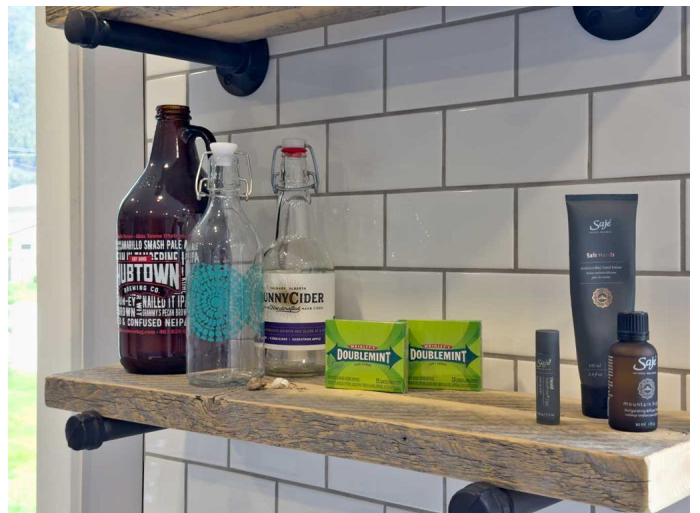
NONE, Blairmore, Alberta

Say hello to Doublemint! This super nice property has a ton of appeal inside and out. From the very nicely updated main floor to perfectly preserved basement charm, the current owners have created a very comfortable and inviting home. There is plenty of space in this 1278sqft main floor (plus full basement) with 3 bedrooms, 3 bathrooms, nice sized kitchen and living room, and plenty of space in the basement for hanging out and entertaining. With a walk-up basement entry, perhaps there are future suite development options. This huge .25 Acre lot has plenty of space, and is excellently situated in Blairmore close to shops, mountain biking trails, the Pass Powderkeg ski hill, and the Crowsnest Pass Golf Club. But maybe better yet, if you really like to recreate, you are perfectly situated just steps away to the Sartoris road which is one of the best back country accesses in the South West Alberta Rocky Mountains, of which can provide you and your family with a lifetime of incredible mountain exploring.

Built in 1980

## Essential Information

MLS® #	A2222538
Price	\$540,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,278
Acres	0.25
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	13118 16 Avenue
Subdivision	NONE
City	Blairmore
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K0E0

### Amenities

Parking Spaces	5
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Vinyl Windows, Wet Bar
Appliances	Built-In Oven, Refrigerator, Washer/Dryer, Electric Cooktop
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

### Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 20th, 2025
Days on Market	14
Zoning	R-1

**Listing Details**

Listing Office	Century 21 Foothills South Real Estate
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