

# \$350,000 - 13101 16 Avenue, Blairmore

MLS® #A2210945

**\$350,000**

3 Bedroom, 2.00 Bathroom, 1,130 sqft

Residential on 0.12 Acres

NONE, Blairmore, Alberta

FANTASTIC LOCATION next to LYON CREEK at the base of Sartoris Road in Blairmore. Original manufactured home has been lifted onto a truss type of framework to create a basement suitable for storage, furnace, water tank, etc. Two spacious additions have been added to incorporate a large 4 pce. bathroom, laundry room, 2 pce. ensuite, walk-in closet, full entry/flex space and staircase to basement. Awesome garage is fully finished with workbench, storage areas and generator. There are two driveways accessing the south part of the home, off street rv parking to the west, and ample parking to the north of this unique property. Most of the house has been nicely redone including the roof and shingles, however there is still some residing to be completed. Walk just a few blocks to downtown Blairmore, ski hill, and school. Quick possession is possible.

## Essential Information

MLS® #	A2210945
Price	\$350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,130
Acres	0.12



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	13101 16 Avenue
Subdivision	NONE
City	Blairmore
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K 0E0

### Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad, Single Garage Detached
# of Garages	1
Waterfront	Creek

### Interior

Interior Features	Ceiling Fan(s), No Animal Home, Storage
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Unfinished, Partial

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Creek/River/Stream/Pond, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Mixed
Foundation	See Remarks

### Additional Information

Date Listed	April 9th, 2025
Days on Market	10
Zoning	R1

### Listing Details

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