

\$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 | 17 |
| Zoning | R1 |

Listing Details

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