

# \$568,000 - 13106 19 Avenue, Blairmore

MLS® #A2212402

**\$568,000**

4 Bedroom, 3.00 Bathroom, 1,202 sqft

Residential on 0.13 Acres

NONE, Blairmore, Alberta

There are loads of great features with this well situated home on a corner lot in Blairmore. Conveniently close to main Street shops and not far from Sartoris staging area for your recreational activities, this property is in a great location. Numerous features include a Generax generator system, hard wood flooring, granite kitchen counter tops, vaulted ceiling in the kitchen and living room, 9' ceilings in the basement, 4 bedrooms and 3 full bathrooms, Reverse Osmosis water system, roughed in sprinkler system, landscaping with lots of perennials, raspberry bushes, and a greenhouse.

Built in 2011

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2212402    |
| Price          | \$568,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,202       |
| Acres          | 0.13        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                 |
|-------------|-----------------|
| Address     | 13106 19 Avenue |
| Subdivision | NONE            |
| City        | Blairmore       |
| County      | Crowsnest Pass  |
| Province    | Alberta         |
| Postal Code | T0K0E0          |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Pantry, See Remarks, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Range         |
| Heating           | Forced Air                                                                |
| Cooling           | None                                                                      |
| Fireplace         | Yes                                                                       |
| # of Fireplaces   | 1                                                                         |
| Fireplaces        | Gas                                                                       |
| Has Basement      | Yes                                                                       |
| Basement          | Finished, Full                                                            |

### **Exterior**

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Other                         |
| Lot Description   | Corner Lot, Landscaped, Level |
| Roof              | Asphalt Shingle               |
| Construction      | Wood Frame                    |
| Foundation        | Poured Concrete               |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 24               |
| Zoning         | R-1              |

### **Listing Details**

|                |                                        |
|----------------|----------------------------------------|
| Listing Office | Century 21 Foothills South Real Estate |
|----------------|----------------------------------------|

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