

# \$569,000 - 13450 17 Avenue, Blairmore

MLS® #A2237504

**\$569,000**

5 Bedroom, 2.00 Bathroom, 1,175 sqft

Residential on 0.21 Acres

NONE, Blairmore, Alberta

This incredible 5-bedroom, 2-bathroom bungalow sits in one of Blairmore's most desirable neighbourhoods—and it's ready to become the backdrop for your best memories yet. Inside, you'll be treated to stunning mountain views, including breathtaking sights of Crowsnest Mountain right from your front windows. With tons of space for family and guests, a fully finished basement, and ample storage throughout, this home is designed for comfortable living and effortless entertaining. Whether you're hosting summer BBQs on the large back deck or enjoying cozy evenings in, this property makes it easy to welcome friends and family. Outside, the beautifully landscaped yard sets the perfect scene for outdoor fun, while the paved driveway offers convenience and plenty of parking—including room for your RV and a future garage. Recent updates like metal shingles, vinyl windows, and a paved driveway mean you can move in and start enjoying everything this home—and Blairmore—has to offer. Location, views, and space—this one truly has it all. Don't miss your chance to call Blairmore home!

Built in 1974

## Essential Information

MLS® # A2237504

Price \$569,000



|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,175       |
| Acres          | 0.21        |
| Year Built     | 1974        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13450 17 Avenue |
| Subdivision | NONE            |
| City        | Blairmore       |
| County      | Crowsnest Pass  |
| Province    | Alberta         |
| Postal Code | T0K 0E0         |

### Amenities

|                |                                                                                              |
|----------------|----------------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                            |
| Parking        | Driveway, Off Street, Oversized, Parking Pad, Tandem, Paved, RV Access/Parking, Side By Side |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Vinyl Windows, Wood Counters                              |
| Appliances        | Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Other |
| Heating           | Forced Air, Natural Gas                                                                      |
| Cooling           | None                                                                                         |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 1                                                                                            |
| Fireplaces        | Wood Burning Stove                                                                           |
| Has Basement      | Yes                                                                                          |
| Basement          | Finished, Full                                                                               |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Private Yard, Rain Gutters                                    |
| Lot Description   | Landscaped, Irregular Lot, No Neighbours Behind, Treed, Views |

|              |                  |
|--------------|------------------|
| Roof         | Shingle, Metal   |
| Construction | Composite Siding |
| Foundation   | Poured Concrete  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 6th, 2025 |
| Days on Market | 41             |
| Zoning         | R1             |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | eXp Realty of Canada |
|----------------|----------------------|

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