

# \$365,000 - 13009 18 Avenue, Blairmore

MLS® #A2202646

**\$365,000**

3 Bedroom, 1.00 Bathroom, 1,235 sqft  
Residential on 0.13 Acres

NONE, Blairmore, Alberta

Awesome 3 bedroom home just west of Lyon Creek in south Blairmore. Walk just a few blocks to shopping, school, bike park and creek. Kitchen overlooks the ample backyard, garden area and deck to the north. Front enclosed entry offers disabled access. Main floor features two front-facing bedrooms, bright living room, spacious kitchen, and large bathroom with laundry area. Upper floor bedroom has been recently renovated with a unique closet storage system plus office space. With interior access, the partial basement has a workshop area and plenty of storage space. Front and back porches are included in sq. ft. This is a great property in a highly desirable area of the Crowsnest Pass!

Built in 1904

## Essential Information

MLS® #	A2202646
Price	\$365,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,235
Acres	0.13
Year Built	1904
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey



Status Active

### Community Information

Address 13009 18 Avenue  
Subdivision NONE  
City Blairmore  
County Crowsnest Pass  
Province Alberta  
Postal Code T0K 0E0

### Amenities

Parking Spaces 2  
Parking None

### Interior

Interior Features Ceiling Fan(s)  
Appliances Dryer, Electric Stove, Refrigerator, Washer  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Partial, Unfinished

### Exterior

Exterior Features Private Yard  
Lot Description See Remarks, Standard Shaped Lot  
Roof Asphalt Shingle  
Construction Mixed  
Foundation Poured Concrete

### Additional Information

Date Listed March 14th, 2025  
Days on Market 37  
Zoning R1

### Listing Details

Listing Office SUTTON GROUP-LETHBRIDGE CROWSNEST PASS BRANCH

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