

# \$679,000 - 13517 15 Avenue, Blairmore

MLS® #A2232059

**\$679,000**

3 Bedroom, 3.00 Bathroom, 1,455 sqft

Residential on 0.19 Acres

NONE, Blairmore, Alberta

Welcome to Blairmore, Crowsnest Pass.

Situated on the southeast hill overlooking the valley is this 1,455 sq. ft. 3 bedroom 3 bathroom bungalow with a walk out basement.

Upon entering the property you are greeted with a large foyer with easy care slate flooring.

Leading to the formal living room, features include a natural gas fireplace and large windows. Next we enter the formal dining room which leads to the classically modern eat in kitchen, all with large windows to capture the views. Three bedrooms, a 4 piece bathroom and 2 pc en suite complete the main floor.

The walkout basement is 75% developed with a laundry room, 4 pc bathroom, family room and the undeveloped space could easily become a 4th bedroom.

The double detached garage and paved parking pad help to keep the property neat and tidy. There are 2 high efficiency furnaces to keep you cozy. The large deck is accessed from the dining room and creates a quiet area to relax and also generates a covered patio at the walk out.

This home has been exceptionally maintained and is a pleasure to view.



Built in 1975

## Essential Information

MLS® # A2232059

Price \$679,000

Bedrooms 3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,455
Acres	0.19
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	13517 15 Avenue
Subdivision	NONE
City	Blairmore
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K 0E0

### Amenities

Parking Spaces	3
Parking	Double Garage Detached, Off Street, Asphalt
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Granite Counters
Appliances	Dishwasher, Microwave, See Remarks, Washer/Dryer, Water Softener, Window Coverings, Built-In Electric Range, Built-In Refrigerator
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out

### Exterior

Exterior Features	Courtyard, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Landscaped, Private, Street Lighting, Views, Gentle Sloping,

	Sloped Down
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 16th, 2025
Days on Market	4
Zoning	R-1

### **Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
----------------	---------------------------------

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