

# \$388,888 - 13205 15 Avenue, Blairmore

MLS® #A2238595

**\$388,888**

3 Bedroom, 2.00 Bathroom, 1,039 sqft

Residential on 0.11 Acres

NONE, Blairmore, Alberta

Only steps away from snake park, this area has always been considered very cool. Perhaps because it's a quaint neighbourhood at the back end of Blairmore providing the feeling that you're far enough away, but really, you're very close to all of the action in Blairmore. And just around the corner is the Sartoris road which will take you to some of the most breathtaking backcountry areas in SW Alberta. This property indeed is in a great area.

Enjoy the extra space this home has to offer. In addition to the 1039sqft of main floor area where you'll find an open living room and kitchen spanning the length of the home plus one bedroom, 4 pc bath and main floor laundry, there are also two bedrooms on the top floor and a finished basement with a family room, spare room, storage area, and a 3pc bath.

Also, take advantage of the 22'x24' garage out back that is finished and heated ready to store your vehicle or things, with space for additional parking also at the back of the property.

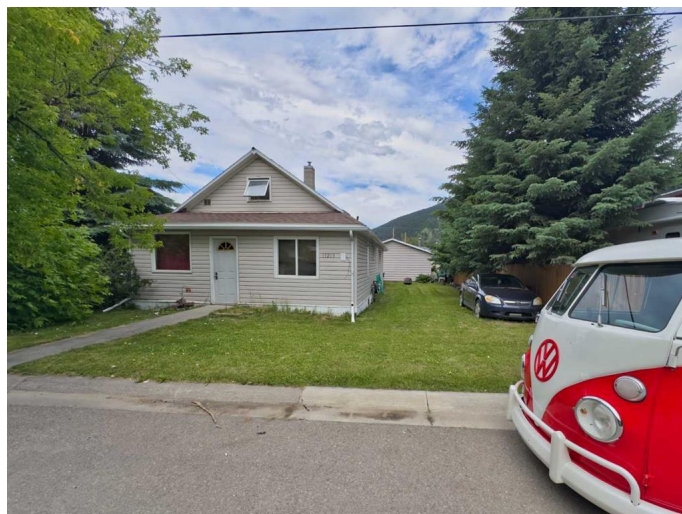
Built in 1936

## Essential Information

MLS® # A2238595

Price \$388,888

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,039             |
| Acres          | 0.11              |
| Year Built     | 1936              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 13205 15 Avenue |
| Subdivision | NONE            |
| City        | Blairmore       |
| County      | Crowsnest Pass  |
| Province    | Alberta         |
| Postal Code | T0K0E0          |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | See Remarks                                      |
| Appliances        | Dishwasher, Refrigerator, Washer/Dryer, Stove(s) |
| Heating           | Forced Air, Natural Gas                          |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full                                   |

### **Exterior**

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Other                       |
| Lot Description   | Back Lane, Back Yard, Level |
| Roof              | Asphalt Shingle             |
| Construction      | Wood Frame                  |
| Foundation        | Poured Concrete             |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 57              |
| Zoning         | R-1             |

## **Listing Details**

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

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