

**12718 21 Avenue
Blairmore, Alberta**

MLS # A2281765



\$399,000

Division:	NONE		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	1,418 sq.ft.	Age:	1910 (116 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Level		

Heating:	Fireplace(s), Forced Air, Pellet Stove	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Gas stove, OTR microwave, Washer, Dryer, Existing window coverings, TV wall mount with attached TV.

Welcome to this inviting Blairmore home where comfort and mountain-town living come together. The bright, open-concept main floor features a welcoming kitchen, dining, and living space. A pellet stove efficiently warms the main level, creating a cozy atmosphere through the colder seasons. Upstairs, you'll find a generously sized bedroom with ample room to create additional living or workspace, complemented by a convenient 2-piece bathroom/ensuite and a gas fireplace that adds warmth and character. The full, undeveloped basement provides plenty of storage space, and possibility for further development, with a walk up entrance at the rear of the home. Numerous updates—including vinyl windows, a high-efficiency furnace, and a durable metal roof—add peace of mind and long-term value. Set in a central Blairmore location close to shops, services, and amenities, this property also offers abundant off-street parking and plenty of room for your RV.