

# \$575,000 - 14862 21 Avenue, Frank

MLS® #A2234437

**\$575,000**

3 Bedroom, 3.00 Bathroom, 1,100 sqft

Residential on 0.09 Acres

NONE, Frank, Alberta

Fully finished legal suite with private entrance offers excellent income potential! This versatile and beautifully maintained home is an incredible investment opportunity in one of Alberta's most scenic communities. Whether you're seeking a family home with added rental income or a full rental property with dual revenue streams, this home checks all the boxes. The main floor features 2 spacious bedrooms and 2 full bathrooms, a bright and welcoming living area, and a well-appointed kitchen. The legal basement suite includes a full kitchen, 1 bedroom plus a den, a full bathroom, and its own private entrance—ideal for tenants or extended family. Recent upgrades to the suite include improved soundproofing, new flooring, and an updated bathroom. The home also features air conditioning for year-round comfort. The attached garage, along with front and rear access, provides convenient parking options for residents and guests. Enjoy low-maintenance landscaping in the private backyard and a stunning display of mature perennials in the front yard, offering beautiful curb appeal year after year. Surrounded by breathtaking mountain views, this home is ideally situated to enjoy all that the Crowsnest Pass has to offer—outdoor adventure, a close-knit community, and a relaxed lifestyle.

Built in 2014

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2234437               |
| Price          | \$575,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,100                  |
| Acres          | 0.09                   |
| Year Built     | 2014                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14862 21 Avenue |
| Subdivision | NONE            |
| City        | Frank           |
| County      | Crowsnest Pass  |
| Province    | Alberta         |
| Postal Code | T0K 0E0         |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | RV Access/Parking, Single Garage Attached |
| # of Garages   | 1   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Kitchen Island, Separate Entrance, Walk-In Closet(s)                                      |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Basement, Electric  |
| Has Basement      | Yes   |
| Basement          | Full, Suite, Walk-Out   |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Yard                     |
| Lot Description   | Back Lane, Back Yard             |
| Roof              | Asphalt Shingle                  |
| Construction      | Stone, Vinyl Siding, Wood Siding |
| Foundation        | Poured Concrete                  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 30              |
| Zoning         | R2              |

### **Listing Details**

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

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.