

# \$419,000 - 11945 21 Avenue, Blairmore

MLS® #A2251940

**\$419,000**

3 Bedroom, 2.00 Bathroom, 750 sqft

Residential on 0.14 Acres

NONE, Blairmore, Alberta

Location, Location...Crowsnest Pass. This 3 bedroom bungalow offers one of the best locations in the Blairmore across from tennis courts, playground and swimming pool. 1 block to Crowsnest River and the community walking path. Shopping, middle school and Pass Powderkeg ski hill all nearby.

Completely renovated on both levels a few years ago with 2 baths, open floor plan, large rear deck and a huge 30 X 28 detached garage. Beautiful mature landscaping throughout the property. Call your Realtor to book a showing.

Built in 1909

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2251940    |
| Price          | \$419,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 750         |
| Acres          | 0.14        |
| Year Built     | 1909        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                 |
|-------------|-----------------|
| Address     | 11945 21 Avenue |
| Subdivision | NONE            |
| City        | Blairmore       |
| County      | Crowsnest Pass  |
| Province    | Alberta         |
| Postal Code | T0K0E0          |

### Amenities

|                |                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                                           |
| Parking        | Double Garage Detached, Driveway, Garage Door Opener, Heated Garage, Off Street, Asphalt, Garage Faces Rear |
| # of Garages   | 2                                                                                                           |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | No Smoking Home                                        |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Full                                                   |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Rain Gutters, Private Entrance                                                |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting, Views |
| Roof              | Asphalt Shingle                                                                             |
| Construction      | Mixed                                                                                       |
| Foundation        | Poured Concrete                                                                             |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 56                   |
| Zoning         | R1                   |

### Listing Details

|                |                                             |
|----------------|---------------------------------------------|
| Listing Office | ROYAL LEPAGE SOUTH COUNTRY - Crowsnest Pass |
|----------------|---------------------------------------------|

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