

\$299,000 - 12130 22 Avenue, Blairmore

MLS® #A2256800

\$299,000

2 Bedroom, 1.00 Bathroom, 564 sqft

Residential on 0.07 Acres

NONE, Blairmore, Alberta

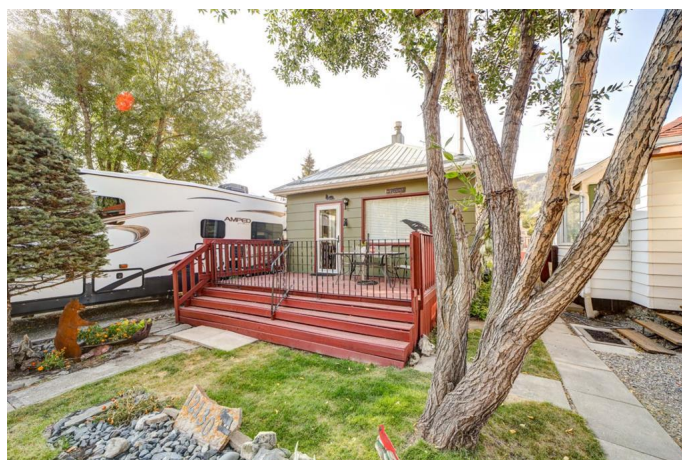
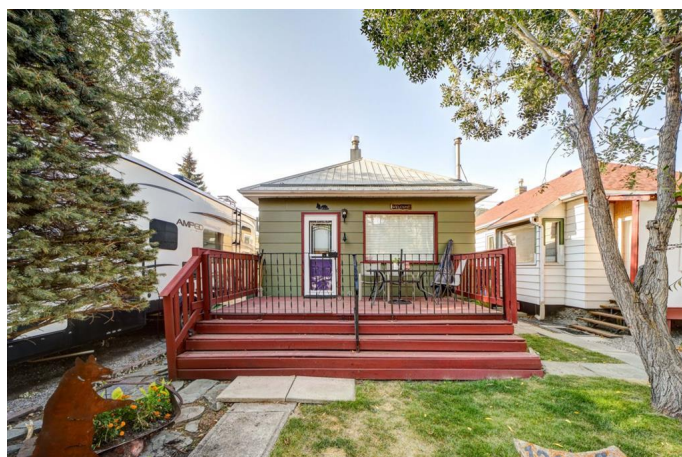
Charming and efficient! This well-kept 1 bedroom, 1 bathroom home offers low-maintenance living in an unbeatable location—just steps from the river and community bike/walking trail. Inside, you’ll find a bright and cozy layout that’s easy to care for, making it perfect as a starter, downsizer, or investment property. Enjoy morning coffee on the back deck and relax in the evening on the front deck, both offering private outdoor spaces to unwind and sit in the sun. With its prime setting across from the river and great condition throughout, this little gem is move-in ready and full of potential!

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2256800 |
| Price | \$299,000 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 564 |
| Acres | 0.07 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Cottage/Cabin |
| Status | Active |

Community Information

Address 12130 22 Avenue



| | |
|-------------|----------------|
| Subdivision | NONE |
| City | Blairmore |
| County | Crowsnest Pass |
| Province | Alberta |
| Postal Code | T0K0E0 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 3 |
| Parking | Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | No Smoking Home |
| Appliances | Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Finished, Partial |

Exterior

| | |
|-------------------|--|
| Exterior Features | Fire Pit, Private Yard |
| Lot Description | Back Lane, Back Yard, Landscaped, Private, Views |
| Roof | Metal |
| Construction | Concrete |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------------|
| Date Listed | September 13th, 2025 |
| Days on Market | 1 |
| Zoning | R1 |

Listing Details

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

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