

# \$499,000 - E, 13442 17ave, Blairmore

MLS® #A2221567

**\$499,000**

4 Bedroom, 3.00 Bathroom, 1,888 sqft

Residential on 0.00 Acres

NONE, Blairmore, Alberta

Welcome to this stunning, townhouse-style condo, offering modern mountain living at its finest. Featuring 4 spacious bedrooms and 2 ½ bathrooms, this home is designed with an open-concept layout that seamlessly connects the living, dining, and kitchen areas – perfect for entertaining. The beautiful finishes throughout include rich hardwood floors and luxurious granite countertops, while the kitchen is equipped with a gas range, ideal for the home chef.

Enjoy breathtaking views that flood the home with natural light, enhancing its inviting atmosphere. The huge master bedroom upstairs is a true retreat, complete with a spacious en suite, offering a private sanctuary to unwind after a long day.

With double attached garage with heater, this home provides ample parking and storage, plus the added benefit of convenience. This move-in ready home is a perfect blend of style, comfort, and functionality – don't miss out on this exceptional opportunity!



Built in 2009

## Essential Information

MLS® # A2221567

Price \$499,000

Bedrooms 4

|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,888         |
| Acres          | 0.00          |
| Year Built     | 2009          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | E, 13442 17ave |
| Subdivision | NONE           |
| City        | Blairmore      |
| County      | Crowsnest Pass |
| Province    | Alberta        |
| Postal Code | T0K0E0         |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 3                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer   |
| Heating           | Forced Air  |
| Cooling           | None, Rough-In  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Partial   |

### **Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Lot Description   | Private, Treed, Views |
| Roof              | Metal                 |
| Construction      | Stone, Stucco         |
| Foundation        | Poured Concrete       |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 55             |
| Zoning         | R3             |

### **Listing Details**

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

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