

# \$429,000 - 11946 20 Avenue, Blairmore

MLS® #A2249321

**\$429,000**

4 Bedroom, 1.00 Bathroom, 1,076 sqft

Residential on 0.09 Acres

NONE, Blairmore, Alberta

This 4 bedroom, fully furnished home is the ideal candidate for a turn-key investment property in the heart of Blairmore. A spacious country kitchen, bright dining/living area, a full bathroom and three well appointed bedrooms complete the main floor plan. The lower level with direct access to the rear yard features a fourth bedroom, laundry, storage and a huge recreation area. This low maintenance home and yard will be a very manageable investment property be it long or short term rental. A short hop to Pass Powderkeg Ski Area, outdoor pool, tennis courts, golf course, hiking/walking trails....you name it! This is a comfortable home in an ideal, central Blairmore location in the Crowsnest Pass of sunny SW Alberta.

Built in 1935

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2249321    |
| Price          | \$429,000   |
| Bedrooms       | 4           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,076       |
| Acres          | 0.09        |
| Year Built     | 1935        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11946 20 Avenue |
| Subdivision | NONE            |
| City        | Blairmore       |
| County      | Crowsnest Pass  |
| Province    | Alberta         |
| Postal Code | T0K 0E0         |

### Amenities

|                |                                                                                                                     |
|----------------|---------------------------------------------------------------------------------------------------------------------|
| Utilities      | Cable Available, Electricity Connected, Garbage Collection, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 4                                                                                                                   |
| Parking        | Off Street, Parking Pad                                                                                             |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Natural Woodwork, No Animal Home, No Smoking Home      |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Full                                                   |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Uncovered Courtyard                                        |
| Lot Description   | Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Wood Frame                                                                   |
| Foundation        | Block                                                                        |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 90                |
| Zoning         | R-1               |

### Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | MAVERICK REALTY |
|----------------|-----------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.