

# \$499,000 - 11417 19 Avenue, Blairmore

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MLS® #A2247554

**\$499,000**

2 Bedroom, 2.00 Bathroom, 992 sqft

Residential on 0.17 Acres

NONE, Blairmore, Alberta

Welcome to this well-maintained and move-in ready home, ideally located in one of Blairmore's most beautiful and peaceful neighborhoods. Offering comfort, space, and incredible potential, this property is perfect as a full-time residence, vacation home, or investment opportunity.

Step inside to find a warm and inviting main level featuring 2 spacious bedrooms, a bright living area, open to a well-appointed kitchen—all fully furnished for your convenience. Every room has been thoughtfully cared for, reflecting pride of ownership throughout.

The basement offers ample space and great potential, with plenty of room to add additional bedrooms, a recreation area, or a suite—whatever suits your needs best.

Outside, enjoy the charm of this established neighborhood with mature trees, nearby trails, and mountain views, all while being close to the amenities of Blairmore.

Whether you're looking to settle down or find the perfect getaway spot, 11417 19 Avenue is a rare find with endless possibilities.

Built in 1982

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2247554    |
| Price          | \$499,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 992         |
| Acres          | 0.17        |
| Year Built     | 1982        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11417 19 Avenue |
| Subdivision | NONE            |
| City        | Blairmore       |
| County      | Crowsnest Pass  |
| Province    | Alberta         |
| Postal Code | T0K0E0          |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 5                                  |
| Parking        | Off Street, Single Garage Attached |
| # of Garages   | 1                                  |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Wood Windows |
| Appliances        | Dishwasher, Electric Stove, Freezer, Range Hood, Refrigerator, Washer/Dryer                                     |
| Heating           | Forced Air                                                                                                      |
| Cooling           | Central Air                                                                                                     |
| Fireplace         | Yes                                                                                                             |
| # of Fireplaces   | 1                                                                                                               |
| Fireplaces        | Gas                                                                                                             |
| Has Basement      | Yes                                                                                                             |
| Basement          | Finished, Full                                                                                                  |

### Exterior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Rain Gutters, Awning(s)                                                                                         |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn, Rectangular Lot, Street Lighting, Treed, Views, Sloped Down |
| Roof              | Asphalt Shingle                                                                                                                   |
| Construction      | Concrete, Stucco, Vinyl Siding, Wood Frame                                                                                        |
| Foundation        | Poured Concrete                                                                                                                   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 10               |
| Zoning         | R1               |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Centre - Blairmore |
|----------------|--------------------------------|

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