

\$450,000 - 12314 22 Avenue, Blairmore

MLS® #A2210439

\$450,000

4 Bedroom, 2.00 Bathroom, 2,280 sqft
Residential on 0.28 Acres

NONE, Blairmore, Alberta

Are you wanting to make the picturesque community of Blairmore your home? Nestled in the Rocky Mountains, this large manufactured home sits on a double lot across the street from walking trails along the Crowsnest River. This home boasts 4 large bedrooms, 2 full bathrooms, updated kitchen with gas stove, family room, recreation/games room with a bar, french doors and gas fireplace. The yard features a large deck, gazebo and is fully fenced. The heated double garage and parking area can comfortably accommodate 6 vehicles. RV parking with 50 amp hookup at the back of the property is perfect for your summer holiday guests. Call your favorite realtor to make this home yours today.

Built in 1983

Essential Information

MLS® #	A2210439
Price	\$450,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,280
Acres	0.28
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Double Wide Mobile Home



Status Active

Community Information

Address 12314 22 Avenue
Subdivision NONE
City Blairmore
County Crowsnest Pass
Province Alberta
Postal Code T0K 0E0

Amenities

Parking Spaces 6
Parking Double Garage Detached, Garage Door Opener, Garage Faces Front, Heated Garage, Off Street, Parking Pad, RV Access/Parking, Gravel Driveway
of Garages 2

Interior

Interior Features Bar, Ceiling Fan(s), French Door
Appliances Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer, Window Coverings
Heating Fireplace(s), Forced Air, Natural Gas
Cooling Wall/Window Unit(s)
Fireplace Yes
of Fireplaces 1
Fireplaces Blower Fan, Decorative, Gas, Mantle, Recreation Room, Glass Doors
Basement None

Exterior

Exterior Features BBQ gas line, Private Yard, RV Hookup
Lot Description Back Lane, Back Yard, Front Yard, Gazebo, Landscaped, Lawn, Private, Views
Roof Asphalt Shingle
Construction Vinyl Siding
Foundation Piling(s)

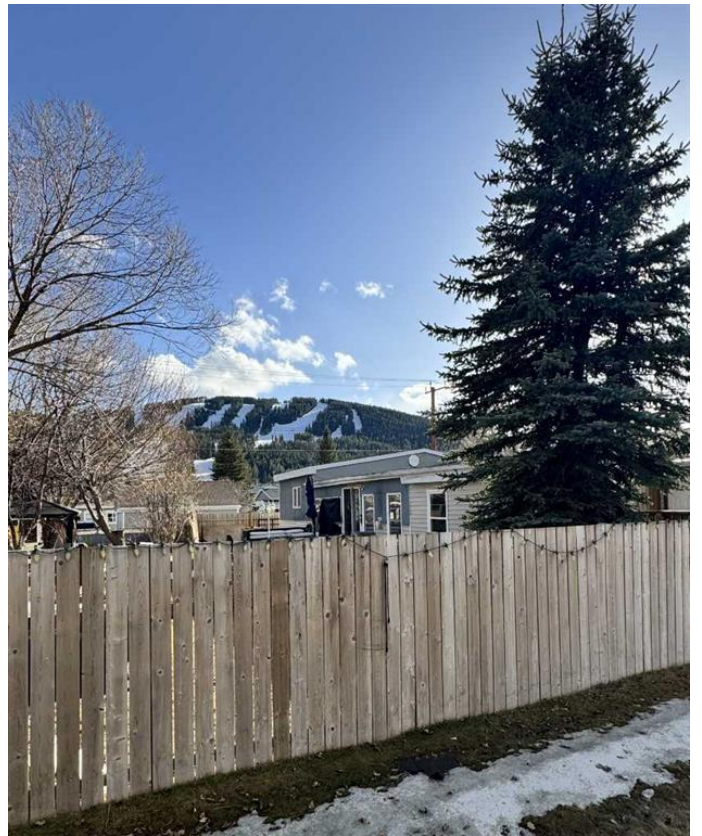
Additional Information

Date Listed April 9th, 2025
Days on Market 13

Zoning R1

Listing Details

Listing Office Real Estate Centre - Blairmore



Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.