

# \$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 10

Zoning R1

## Listing Details

Listing Office Real Estate Centre - Blairmore



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