

# \$598,000 - 11954 20 Avenue, Blairmore

MLS® #A2228983

**\$598,000**

2 Bedroom, 2.00 Bathroom, 1,140 sqft

Residential on 0.13 Acres

NONE, Blairmore, Alberta

Located in Blairmore, close to shopping, services, Pass Powderkeg Ski Hill, Crowsnest Pass Golf Club, bike and walking trails. With the Lions park and swimming pool across the street providing a joyful ambiance, this home originally built in the 1940s was taken down to the studs in 2020 and was professionally and completely rebuilt including new wiring, plumbing, ducting, walls, floors, kitchen, baths, plus a living room addition and two-car garage. The gourmet kitchen is perfect for any foodie and features solid wood cabinets, quartz counter tops, and stainless-steel appliances. The master bedroom has a large walk-in closet complete with vanity. There is also a large guest room with private bath and a beautiful home office. Front and back yards were professionally landscaped with low maintenance and privacy in mind. The property has three beautiful outdoor patios, two of which are covered, providing sun and shade options. The large living room, dining room, and outdoor spaces make this a perfect house for entertaining. The location is just far enough away from the commercial section of Blairmore making it a quieter setting and yet close enough to walk everywhere.

Built in 1940

## Essential Information

MLS® # A2228983

Price \$598,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,140
Acres	0.13
Year Built	1940
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	11954 20 Avenue
Subdivision	NONE
City	Blairmore
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K0E0

### **Amenities**

Parking Spaces	3
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, See Remarks, Vinyl Windows
Appliances	Dishwasher, Gas Range, Refrigerator, Washer/Dryer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, See Remarks
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 8th, 2025
Zoning	R-1

### **Listing Details**

Listing Office	Century 21 Foothills South Real Estate
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