

# \$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, Natural Gas Connected, Sewer Connected, Water Connected, Garbage Collection  
Parking Spaces 4  
Parking Parking Pad, Off Street

### Interior

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

### Exterior

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

### Additional Information

Date Listed August 22nd, 2025  
Days on Market 67  
Zoning R-1

### Listing Details

Listing Office MAVERICK REALTY

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