

# \$599,000 - 11538 21 Avenue, Blairmore

MLS® #A2265974

**\$599,000**

6 Bedroom, 3.00 Bathroom, 1,127 sqft

Residential on 0.14 Acres

NONE, Blairmore, Alberta

Welcome to Blairmore, Crowsnest Pass!  
Discover this six bedroom family home featuring over 2,100 square feet of combined living space over 2 levels. Conveniently located within walking distance to most amenities, this home sits on a large 50'x 120' lot in a friendly neighbourhood. Inside, the main floor features a primary bedroom with a 2 piece ensuite, 4 piece bathroom as well as 2 bedrooms that offer plenty of space for family or guests. The well equipped kitchen is ideal for preparing family meals, and the south facing covered deck invites you to seamless indoor/outdoor living and dining throughout the seasons. Cozy up in the comfortable living room and enjoy the wood burning fireplace on those cooler evenings. The main floor is currently tenant occupied. The basement level features a natural gas heating stove, kitchen, living/recreation room, 4 piece bathroom, 3 bedrooms, laundry room and storage. Basement is an illegal suite with a separate entrance, currently tenant occupied. A double garage and fenced yard complete this property. Options abound with this property as it can be utilized as a family home, in-law suite, or a rental income property. Please contact listing agent for tenancy details.

Built in 1982

## Essential Information

MLS® #

A2265974



|                |             |
|----------------|-------------|
| Price          | \$599,000   |
| Bedrooms       | 6           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,127       |
| Acres          | 0.14        |
| Year Built     | 1982        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11538 21 Avenue |
| Subdivision | NONE            |
| City        | Blairmore       |
| County      | Crowsnest Pass  |
| Province    | Alberta         |
| Postal Code | T0K 0E0         |

### Amenities

|                |                                                                                                                                                                           |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Cable Available, Cable Internet Access, Electricity Connected, Garbage Collection, High Speed Internet Available, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 4                                                                                                                                                                         |
| Parking        | Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Off Street, Parking Pad, Garage Faces Rear, Paved                                                     |
| # of Garages   | 2                                                                                                                                                                         |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, Storage, Vinyl Windows                                        |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Washer/Dryer Stacked |
| Heating           | Fireplace(s), Forced Air, Natural Gas, Wood, Other                                               |
| Cooling           | None                                                                                             |
| Fireplace         | Yes                                                                                              |
| # of Fireplaces   | 2                                                                                                |
| Fireplaces        | Basement, Brick Facing, Family Room, Gas, Wood Burning, Free                                     |

|              |                       |
|--------------|-----------------------|
|              | Standing, Glass Doors |
| Has Basement | Yes                   |
| Basement     | Full                  |

## Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Other                                           |
| Lot Description   | Back Lane, Back Yard, Lawn, Standard Shaped Lot |
| Roof              | Asphalt Shingle                                 |
| Construction      | Vinyl Siding                                    |
| Foundation        | Poured Concrete                                 |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 14                 |
| Zoning         | R-1                |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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