

# \$648,000 - 13522 15 Avenue, Blairmore

MLS® #A2222138

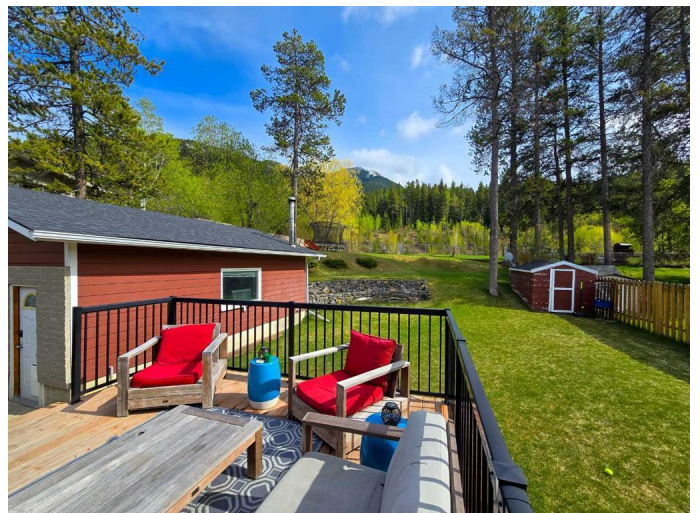
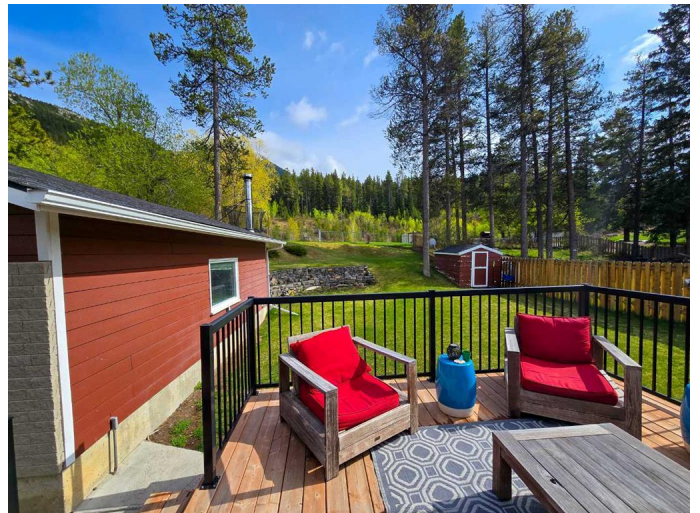
**\$648,000**

5 Bedroom, 3.00 Bathroom, 1,170 sqft

Residential on 0.21 Acres

NONE, Blairmore, Alberta

Tucked beneath Turtle Mountain on a treed lot, this home feels like a private retreat. Step out your back gate and hit the trails – literally. With Turtle Mountain trailhead just steps away, getting outside is as easy as opening the door. Inside, the home has been well maintained and thoughtfully updated. Since 2022, the basement has been fully renovated, including new windows and insulated flooring. You'll also find a new electrical panel, upgraded HVAC, and an on-demand water heater. Two WETT-certified wood stoves bring comfort and character to both levels of the home, perfect for those cozy mountain evenings. The heart of the home is a beautiful, updated kitchen perfect for hosting family dinners, casual gatherings, or just enjoying a quiet morning with a view. The main level offers plenty of space for connection, while 5 bedrooms provide flexibility for guests, a growing family, or a home office. The yard offers privacy and tranquility with a ready-to-go garden space. Enjoy unbeatable views of the surrounding peaks on both the front and rear deck. A fully finished garage provides the perfect space for hobbies, storage, or keeping your vehicle out of the elements year-round. And when it's time to play? You're in the perfect spot. Own a piece of paradise nestled in the Canadian Rocky Mountains in the Crowsnest Pass. This dream location offers stunning mountain views, waterfalls, hiking and ATV trails, fly fishing, skiing, and so much more."



Built in 1976

## Essential Information

MLS® #	A2222138
Price	\$648,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,170
Acres	0.21
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	13522 15 Avenue
Subdivision	NONE
City	Blairmore
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K0E0

## Amenities

Parking Spaces	4
Parking	Parking Pad, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Closet Organizers, No Smoking Home, Vinyl Windows, French Door
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave, Tankless Water Heater, Washer/Dryer, Water Softener
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning Stove

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Neighbours Behind, Private, Views, Gentle Sloping
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

## Additional Information

Date Listed	May 16th, 2025
Days on Market	6
Zoning	R1

## Listing Details

Listing Office	eXp Realty of Canada
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