

\$648,000 - 13522 15 Avenue, Blairmore

MLS® #A2222138

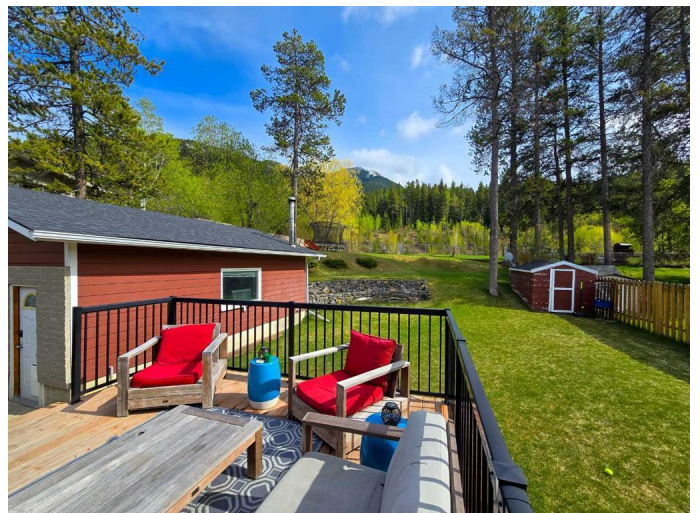
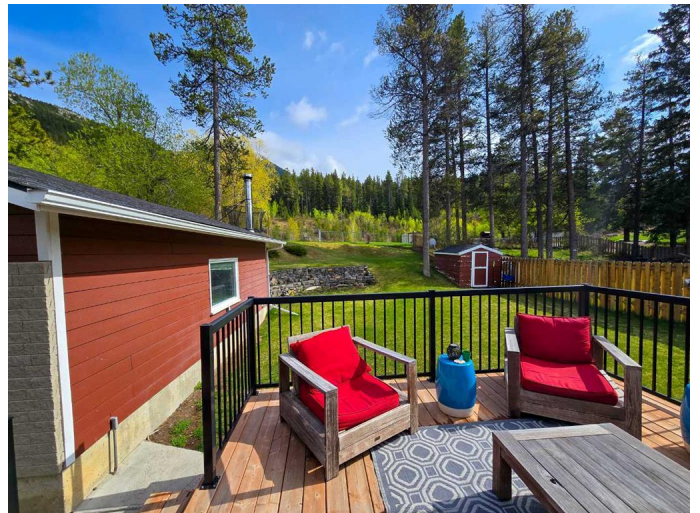
\$648,000

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, French Door, No Smoking Home, Vinyl Windows |
| 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, Gentle Sloping, Landscaped, No Neighbours Behind, Private, Views |
| Roof | Asphalt Shingle |
| Construction | Cement Fiber Board |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 16th, 2025 |
| Days on Market | 1 |
| Zoning | R1 |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | eXp Realty of Canada |
|----------------|----------------------|

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