

\$299,000 - 12130 22 Avenue, Blairmore

MLS® #A2256800

\$299,000

2 Bedroom, 1.00 Bathroom, 564 sqft

Residential on 0.07 Acres

NONE, Blairmore, Alberta

Charming and efficient! This well-kept 1 bedroom, 1 bathroom home offers low-maintenance living in an unbeatable location—just steps from the river and community bike/walking trail. Inside, you’ll find a bright and cozy layout that’s easy to care for, making it perfect as a starter, downsizer, or investment property. Enjoy morning coffee on the back deck and relax in the evening on the front deck, both offering private outdoor spaces to unwind and sit in the sun. With its prime setting across from the river and great condition throughout, this little gem is move-in ready and full of potential!

Essential Information

MLS® #	A2256800
Price	\$299,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	564
Acres	0.07
Type	Residential
Sub-Type	Detached
Style	Cottage/Cabin
Status	Active

Community Information

Address 12130 22 Avenue



Subdivision	NONE
City	Blairmore
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K0E0

Amenities

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Private, Views
Roof	Metal
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	September 13th, 2025
Days on Market	10
Zoning	R1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.