

# \$690,000 - 12706 16 Avenue, Blairmore

MLS® #A2263949

**\$690,000**

4 Bedroom, 4.00 Bathroom, 1,629 sqft

Residential on 0.14 Acres

NONE, Blairmore, Alberta

Get ready to fall in love with this stunning, fully renovated bungalow in the heart of Blairmore, a true gem at the base of the breathtaking Powderkeg Ski Hill! This high-end property boasts exquisite custom woodwork throughout, showcasing unparalleled craftsmanship and luxurious finishes that elevate every room. The main floor dazzles with three spacious bedrooms, an open-concept living area, and a chef's dream kitchen, all meticulously designed for modern elegance and comfort. Downstairs, discover a separate entrance through the garage leading to a fully equipped second kitchen and an additional bedroom, offering incredible potential for a rental suite or guest retreat. Step into the backyard and find yourself immersed in nature, with direct access to scenic trails perfect for hiking, biking, or snowmobiling. Whether you're a ski enthusiast craving slopeside living or seeking a sophisticated home with income potential, this Blairmore masterpiece delivers it all in style. Don't miss your chance to own this extraordinary property—your dream mountain lifestyle awaits!



Built in 1979

## Essential Information

MLS® # A2263949

Price \$690,000

Bedrooms 4

|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,629       |
| Acres          | 0.14        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12706 16 Avenue |
| Subdivision | NONE            |
| City        | Blairmore       |
| County      | Crowsnest Pass  |
| Province    | Alberta         |
| Postal Code | T0K0E0          |

### Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Parking Spaces | 6                                                                  |
| Parking        | Double Garage Attached, Off Street, Parking Pad, RV Access/Parking |
| # of Garages   | 2                                                                  |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Open Floorplan, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Chandelier, Wood Counters |
| Appliances        | Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator, Window Coverings, Electric Oven                |
| Heating           | Forced Air                                                                                                        |
| Cooling           | None                                                                                                              |
| Fireplace         | Yes                                                                                                               |
| # of Fireplaces   | 3                                                                                                                 |
| Fireplaces        | Electric, Wood Burning                                                                                            |
| Has Basement      | Yes                                                                                                               |
| Basement          | Full, Partially Finished                                                                                          |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
|-------------------|--------------------------------|

|                 |                                                                                       |
|-----------------|---------------------------------------------------------------------------------------|
| Lot Description | Back Yard, Backs on to Park/Green Space, City Lot, Low Maintenance Landscape, Private |
| Roof            | Asphalt                                                                               |
| Construction    | Other                                                                                 |
| Foundation      | Poured Concrete                                                                       |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 23                 |
| Zoning         | R1                 |

### **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | 2 PERCENT REALTY |
|----------------|------------------|

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