



GRASSROOTS
REALTY GROUP

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**1048 Eagle Ridge Drive
Dunmore, Alberta**

MLS # A2248871



\$689,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,838 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Paved, Triple Garage Attached		
Lot Size:	0.49 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Many Trees, No Neighb		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: Septic Tank

Condo Fee: -

LLD: 1-12-5-W4

Zoning: HR, Hamlet Residential

Utilities: -

Inclusions: all appliances, central vac hose/attachments, garage door openers, ceilings fans, shed, hot tub (as is) and hot tub decking, mezzanine storage in garage, window coverings

Looking for a home with curb appeal, large yard and that small town neighborhood feel? This two-storey in Dunmore just minutes from Medicine Hat is for you! This home has 4 bedrooms and 3.5 baths, front wrap around veranda, huge paved driveway with RV/boat parking and large rear yard area that can be further developed if desired as septic system is located in the front of the property (must adhere to all building codes and bylaws of Cypress County). Want a pool? Shop? Ice rink? The space is there! The 9' ceilings on the main floor with open concept layout create a bright and airy space with lots of natural light. The kitchen has Brazilian granite countertops, eat in island equipped with a cooktop, pantry and lots of cupboards for storage. A beautiful three sided gas fireplace separates the front room from the dining area. Off the kitchen is your covered deck great for barbeques with a gas line to hook up to, entertaining or watching the sunset soaking in your hot tub. Upstairs is your primary bedroom with a 4 piece ensuite and walk in closet, jack and jill 4 piece bathroom plus two more nice sized bedrooms. The basement provides a fourth large bedroom, storage under stairs, cold room, and a nice sized family room. With the fully finished basement included, your total living space is approximately 2,389 square feet. This property has numerous features including underground sprinklers, heated three car garage, fully fenced, landscaped yard with mature trees. It has been freshly painted throughout except for upstairs bedrooms, cold room in basement and bathrooms. Call your favorite REALTOR® today to view and get into your forever home for the holidays!