



**GRASSROOTS**  
REALTY GROUP

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**255 11 Street Street  
Dunmore, Alberta**

**MLS # A2254495**



**\$700,000**

<b>Division:</b>	Dunmore Industrial		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,998 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Gravel Driveway, Heated Garage, Parking Pad, Wo		
<b>Lot Size:</b>	1.63 Acres		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Mixed	<b>Zoning:</b>	Hamlet Commercial
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Vaulted Ceiling(s)		

**Inclusions:** Fridge, Electric Stove, Dishwasher, Washer/Dryer, Built-In Oven, Wine Fridge, Microwave, Deep Freezers x2, All Attached Shelving, TV Mount(s), Window Coverings, Central Air Conditioner, Hot Tub, Garage Door Openers & Controls, Green & White Building, Barn Style Building, Camera System, Gazebo

Discover this rare 1.63-acre property in Dunmore, offering endless possibilities. The property features a spacious bungalow with an attached 27x22 heated garage and plenty of room to grow. Inside the home, you'll find, 4 bedrooms all on the main level, 2 full bathrooms + 1 half bath. Two living areas &mdash; one in a sunken setting with a cozy wood-burning fireplace, the other open to the dining area, perfect for entertaining. A bright kitchen with an island, vaulted cedar-lined ceilings, and ample cabinetry for storage. Convenient main floor laundry. A unique hot tub room finishing off the upper level. The lower level adds even more living space with a family room, den, utility room, and access to the mechanicals of the hot tub room. Beyond the home, the property boasts impressive outbuildings: 40x60 heated shop with three 16 ft garage doors, 16x16 powered shed, 40x30 canvas shop, 8x28 shed, 24x24 detached heated garage. This acreage is ideal for someone wanting to run a business, mechanics needing shop space, or buyers looking to generate rental revenue from the outbuildings. The property uses Town water and Town Septic. With so many options and such a versatile setup, this property could be the perfect fit for your next move!