



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**513 13 Street
Dunmore, Alberta**

MLS # A2264883



\$689,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,795 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Double Garage Detached, RV Access/Parking		
Lot Size:	0.53 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape, Paved, Un		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	2-12-5-W4
Exterior:	Brick, Concrete, Wood Frame	Zoning:	HR, Hamlet Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Hood Fan, Blinds, Garage Door Remotes (x4), Washer, Dryer, Central Air, Under Ground Sprinklers, TV Mounts (x2), Sheds (x5), Alarm System, Water Softener, Central Vac & Attachments (AS IS)

This stunning 1,795 SqFt bungalow offers an abundance of space, comfort, and incredible functionality - both inside and out. Situated on a spacious .53-acre lot, the property is a dream for hobbyists or anyone needing serious storage, featuring not one, not two, but three heated garages. The attached garage measures 23'8" x 25'6" with 10' ceilings, a radiant heater, and a large storage room, while the two detached garages (24'9" x 27'4" and 26'11" x 24'10") both offer 220V power, 8' ceilings, gas heaters, and wood stoves. Inside, the main floor boasts 10' ceilings, an open-concept living area filled with natural light, and updated vinyl plank flooring throughout. The kitchen, dining, and living room flow seamlessly together, centered around a cozy wood-burning fireplace. The spacious primary suite features a luxurious 5-piece ensuite with a clawfoot tub, walk-in shower with body sprays, and generous closet space. A second bedroom, 4-piece bath, and insulated sunroom with heat exchange and air conditioning complete the main level. Downstairs offers even more living space with a family room, laundry area, 3-piece bath, and three additional bedrooms—one of which is fully soundproofed and ideal for a theater room. Outside, you'll also find RV parking, five storage sheds, garden boxes, and a patio area. A solid, well-cared-for property, this home truly needs to be seen to be appreciated.