



GRASSROOTS
REALTY GROUP

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**443 East 9 Avenue
Dunmore, Alberta**

MLS # A2270718

\$887,000



Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,010 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	0.51 Acre		
Lot Feat:	Cul-De-Sac, Irregular Lot		

Heating:	Forced Air, Natural Gas, Wood Stove	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	1-12-5-W4
Exterior:	Mixed	Zoning:	HR, Hamlet Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Storage		

Inclusions: 2 wood burning stoves

Beautiful Lacey-built home offering over 2,000 sq. ft. of well-maintained living space. The main floor features a spacious dining room, bright kitchen with granite countertops, and access to a partially covered deck. The living room includes a wood-burning stove and plenty of space for entertaining. A convenient main-floor laundry room and 2-piece bathroom complete this level. The upper floor offers a large primary bedroom with a 5-piece ensuite featuring a double vanity, separate shower, and jetted corner tub. Two additional generous bedrooms and a 4-piece bathroom are also located upstairs. The fully developed basement includes an additional bedroom, 3-piece bathroom, and a large family room with a second wood-burning stove. Excellent storage throughout the home. A 33' x 40' garage provides ample parking and storage options. Large windows throughout allow for abundant natural light. Located on a quiet area with great neighbours, this property offers privacy and a peaceful, retreat-like setting. Southeast-facing kitchen provides morning sun and passive solar benefits and morning over the country. Close to the city but miles from the hustle.