



**GRASSROOTS**  
REALTY GROUP

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512 11 Street  
Dunmore, Alberta

MLS # A2271201



**\$708,900**

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,093 sq.ft.	Age:	1997 (28 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.43 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	2-12-5-W4
Exterior:	Stucco	Zoning:	HR, Hamlet Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island		

**Inclusions:** Fridge, Stove, OTR Microwave, Dishwasher, Window Coverings, Washer, Dryer Pedestals, Central Air, UG sprinklers (8 zones), Hot Tub & Accessories, Ceiling(S), Change Room/Gazebo, White and Grey Shed, Security System (No contract) Garage Door Openers -2 and Remote(s), Garage Heater, Attached Shelving in Garage, Dog Wash with filtering system(hot and Cold), Bottle Separators, Septic alarm,

Welcome Home! This 5-bed, 3.5 Bath fully developed family home is nestled in a quiet location in Dunmore. Spacious and cozy all at the same time, offering wonderful living spaces inside and out, where friends and family are sure to gather and make memories! The main floor features a dedicated office close to the front entrance, making it a wonderful WFH opportunity. The yard is established with numerous trees and shrubs; the decks, private hot tub, and change room just add to the amazing space! There are outbuildings, including a 10 x 16 shed, 24 X 34 coverall, and underground sprinklers to make it easy! The triple heated garage is set up perfectly for hobbyists, featuring hot and cold water, a cool dog wash, and shelving! This quiet location is perfect for folks looking to get away from the busy city but have a place to put down some roots and connect with a community!