



GRASSROOTS
REALTY GROUP

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22, 11418 Eagle Butte Road
Dunmore, Alberta

MLS # A2275022



\$699,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,623 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	2.57 Acres		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Log, Manufactured Floor Joist	Zoning:	cr1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island		

Inclusions: n/a

Acreage With City Views, Huge Shop & Endless Potential — Priced to Sell! Here's your chance to own 2.53 acres overlooking the city, complete with city water, a walkout home, and a massive shop — and yes, it needs some work, but the potential is incredible. The walkout home offers sun-filled living spaces, a double attached garage, and access to a beautifully landscaped patio area featuring a gazebo and tranquil koi pond. With some updates and repairs, this property could become an exceptional showpiece. The standout feature is the 40' x 50' fully finished detached shop, complete with metal cladding and its own bathroom — perfect for tradespeople, hobbyists, or serious storage needs. If you're looking for acreage living with city perks, amazing views, and space to make it your own, this is the opportunity. Bring your vision, put in some work, and build huge value — acreages like this don't last. Act fast!