



32, 300 2 Avenue
Dead Man's Flats, Alberta

MLS # A2291500



\$519,000

Division:	NONE		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	839 sq.ft.	Age:	1993 (33 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Creek/River/Stream/Pond, Many Trees		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 600
Basement:	Crawl Space	LLD:	-
Exterior:	Aluminum Siding	Zoning:	RM-2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this bright top floor condo in the Pigeon Creek complex in Dead Man's Flats. Surrounded by mature trees and mountain views, this home offers a peaceful setting just minutes from Canmore. This second floor unit has no neighbours above and features two bedrooms, one bathroom, a gas fireplace, and a private balcony with a gas BBQ hookup. There is storage area within the building and condo fees conveniently include heat, water, and gas. Located just five minutes from the new Gateway at Three Sisters commercial district, you will soon enjoy easy access to groceries, shops, and everyday amenities without needing to head into town. This is a great opportunity to enter the Bow Valley market.