



**GRASSROOTS**  
REALTY GROUP

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**450 Muskrat Street  
Banff, Alberta**

**MLS # A2106250**



**\$1,599,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,458 sq.ft.	<b>Age:</b>	1972 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Frame, Wood Siding	<b>Zoning:</b>	RTM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** NA

Check out this great investment potential in this exquisite 4-bedroom detached house. Boasting a legal 1-bedroom suite, a double car garage, huge yard and back alley access, this property offers unparalleled convenience and opportunity. Situated on an expansive 8,336 sqft lot in the RTM zone, it holds immense future development potential, especially with anticipated changes in Banff's land use bylaws. Don't miss out on this prime location and the chance to pick up a great house with a LEGAL suite and a massive lot before the land prices in town potentially skyrocket