



**1604 11 Avenue  
Canmore, Alberta**

**MLS # A2134989**



**\$1,699,999**

<b>Division:</b>	Lions Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Split Level		
<b>Size:</b>	938 sq.ft.	<b>Age:</b>	1977 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Lawn, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Recessed Lighting, Storage		

**Inclusions:** N/A

Visit REALTOR® website for additional information. Nestled in a prime location, this home backs onto Lion's Park, with walking & biking trails & the Bow River just moments away. Featuring over 1,900 sf of living space across 2 levels, this split-level gem offers endless possibilities, whether you're looking for a family home, rental opportunity or redevelopment options. Living & Dining Room: Elegant oak hardwood flooring runs through the open-plan living & dining area, creating a warm & inviting atmosphere. Kitchen: The spacious kitchen boasts cork flooring & is equipped with updated appliances. Step out from the dining room onto the 20x16 view/sun deck, perfect for entertaining or simply soaking in the surroundings. This home provides the perfect blend of comfort & convenience. Embrace the outdoor lifestyle with unparalleled access to nature & recreational activities right at your doorstep