



212 Evergreen Avenue  
Waterton Park, Alberta

MLS # A2137773



**\$1,500,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,614 sq.ft.	<b>Age:</b>	1988 (36 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Laminate Counters, No Smoking Home, Storage, Walk-In Closet(s)		

**Inclusions:** Stove, Refrigerator, dishwasher, Washer/dryer, window coverings

Waterton Lakes National Park is not only a National Park but an International Peace Park. Here is a chance to be part of this unique community. Hike, bike, water sports, pickle ball, an amazing playground, dark sky viewing, wildflower and wildlife watching, golf, horse back riding, ice-climbing, snow-shoeing...all the outdoor life one may desire is right here. This amazing protected park is your back yard if this is your property. Being part of Waterton is the gateway to a treasured lifestyle. The home boasts the maximum amount of square footage allowed by Park architectural guidelines. The layout and function of the home is perfect for family gathering and lots of summer fun. The open kitchen dining room and living areas will win you over. The back deck is spacious and private. The primary bedroom even has an ensuite and a walk-in closet. Come check this cabin out. It ticks all the family vacation property boxes and now is the time to take advantage of this opportunity.