



GRASSROOTS
REALTY GROUP

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**418 Muskrat Street
Banff, Alberta**

MLS # A2143999



\$2,400,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,731 sq.ft.	Age:	1910 (115 yrs old)
Beds:	1	Baths:	1 full / 2 half
Garage:	Parking Pad		
Lot Size:	0.24 Acre		
Lot Feat:	Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partially Finished, See Remarks	LLD:	-
Exterior:	Wood Frame	Zoning:	RNC
Foundation:	See Remarks	Utilities:	-
Features:	See Remarks		

Inclusions: Call Seller directly

Front-Back Duplex in Town of Banff on double sized lot spanning from Muskrat Street to Otter Street with great development potential. This is an established residential location on the north side of Banff's downtown core. Local traffic only on this portion of Muskrat Street and good access to all local amenities. The house is built in 1910. It is zoned RNC (Residential North Central District) whereby duplex, triplex, and fourplex housing are all permitted under the local land use bylaw.