



**3106, 250 2nd Avenue  
Dead Man's Flats, Alberta**

**MLS # A2157749**



**\$488,145**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	639 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 775
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	Visitor Accommodation
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, See Remarks, Storage		

**Inclusions:** Fridge, Oven/Range Elec, Microwave Hood Fan, Dishwasher, Washer, Dryer, All Blinds & Window Coverings, Electronics & All Furnishings as advertised in the listing.

Discover your perfect mountain getaway just 10 minutes from downtown Canmore in the tranquil community of Dead Man's Flats. This beautifully furnished turnkey unit features 1 bedroom, 1 bathroom, and a ground-level walkout patio, ideal for embracing the breathtaking surroundings. Located close to world-renowned mountain amenities, you'll have easy access to Banff National Park, top-tier ski hills, scenic hikes, and endless outdoor adventures. The property also boasts exclusive access to an on-site hot tub and fitness centre, perfect for relaxing after a day of exploration. This property stands out as a fantastic short-term rental income generator, and with the foreign buyer ban not applicable, it's an exceptional opportunity for international investors. Don't miss the chance to own this prime piece of the Rockies, blending comfort, convenience, and investment potential seamlessly!