

**255 11 Street Street
Dunmore, Alberta**

MLS # A2254495



\$700,000

Division:	Dunmore Industrial		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,998 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Gravel Driveway, Heated Garage, Parking Pad, Wo		
Lot Size:	1.63 Acres		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Mixed	Zoning:	Hamlet Commercial
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Vaulted Ceiling(s)		

Inclusions: Fridge, Electric Stove, Dishwasher, Washer/Dryer, Built-In Oven, Wine Fridge, Microwave, Deep Freezers x2, All Attached Shelving, TV Mount(s), Window Coverings, Central Air Conditioner, Hot Tub, Garage Door Openers & Controls, Green & White Building, Barn Style Building, Camera System, Gazebo

Discover this rare 1.63-acre property in Dunmore, offering endless possibilities. The property features a spacious bungalow with an attached 27x22 heated garage and plenty of room to grow. Inside the home, you'll find, 4 bedrooms all on the main level, 2 full bathrooms + 1 half bath. Two living areas — one in a sunken setting with a cozy wood-burning fireplace, the other open to the dining area, perfect for entertaining. A bright kitchen with an island, vaulted cedar-lined ceilings, and ample cabinetry for storage. Convenient main floor laundry. A unique hot tub room finishing off the upper level. The lower level adds even more living space with a family room, den, utility room, and access to the mechanicals of the hot tub room. Beyond the home, the property boasts impressive outbuildings: 40x60 heated shop with three 16 ft garage doors, 16x16 powered shed, 40x30 canvas shop, 8x28 shed, 24x24 detached heated garage. This acreage is ideal for someone wanting to run a business, mechanics needing shop space, or buyers looking to generate rental revenue from the outbuildings. The property uses Town water and Town Septic. With so many options and such a versatile setup, this property could be the perfect fit for your next move!