

22, 11418 Eagle Butte Road
Dunmore, Alberta

MLS # A2275022



\$699,000

Division: NONE

Type: Residential/House

Style: 1 and Half Storey, Acreage with Residence

Size: 1,623 sq.ft. **Age:** 1996 (30 yrs old)

Beds: 3 **Baths:** 3

Garage: Double Garage Attached

Lot Size: 2.57 Acres

Lot Feat: Low Maintenance Landscape

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Concrete, Log, Manufactured Floor Joist

Zoning: cr1

Foundation: Poured Concrete

Utilities: -

Features: High Ceilings, Kitchen Island

Inclusions: n/a

Acreage With City Views, Huge Shop & Endless Potential — Priced to Sell! Here's your chance to own 2.53 acres overlooking the city, complete with city water, a walkout home, and a massive shop — and yes, it needs some work, but the potential is incredible. The walkout home offers sun-filled living spaces, a double attached garage, and access to a beautifully landscaped patio area featuring a gazebo and tranquil koi pond. With some updates and repairs, this property could become an exceptional showpiece. The standout feature is the 40' x 50' fully finished detached shop, complete with metal cladding and its own bathroom — perfect for tradespeople, hobbyists, or serious storage needs. If you're looking for acreage living with city perks, amazing views, and space to make it your own, this is the opportunity. Bring your vision, put in some work, and build huge value — acreages like this don't last. Act fast!