



**124 East 7 Avenue
Dunmore, Alberta**

MLS # A2290935



\$467,500

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	986 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Driveway, RV Access/Parking		
Lot Size:	0.44 Acre		
Lot Feat:	Back Yard, Few Trees, Garden, Landscaped, Lawn, Rectangular Lot, Undergr		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	HR, Hamlet Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Pantry, Skylight(s)		

Inclusions: All Inclusions sold 'as is', Microwave, OTR Hood Fan, Hot Tub 'as is', Garage Heater, Fire Pit, Nest Thermostat, Central Vac 'as is', Gas Fireplace, On Demand Hot Water Heater, TV Wall Mount, UG Sprinklers & Timer.

Opportunity knocks in East Dunmore. If you've been waiting for an affordable way to get onto a large lot with a house newer than 2001, this may be the one. Situated on a 97 x 196 ft. (.44 acre) lot, this fully developed 985 sq.ft. bi-level offers 4 bedrooms (2 up, 2 down) and a 4-piece bathroom on each level. The kitchen features granite countertops, a skylight, dual windows over the sink bringing in plenty of natural light, a walk-in pantry, and access to the back deck. The main living room is bright and welcoming with bay windows that fill the space with natural light. The primary bedroom is conveniently located on the main floor and includes a walk-in closet, and there is also main floor laundry for added convenience. The lower level offers a spacious family and recreation room with a cozy gas fireplace, along with two additional bedrooms and a full bathroom. The large backyard is fenced (newer fence on two sides) and landscaped with mature trees, creating a private setting. Enjoy the two-tier deck, sunken fire pit area, underground sprinklers, and a saltwater hot tub (as is). If you enjoy gardening, there is already a raised garden area in the southeast corner of the yard. Additional features include stucco exterior, central air, central vacuum, RV parking, gas BBQ hookup, and a heated double attached garage. Recent updates include roof shingles and an on-demand hot water heater within the past five years (estimated). Located in the desirable community of Dunmore, this home is close to Eagle Butte High School, parks, and local amenities while being just minutes from Medicine Hat. With a few cosmetic updates, this property presents a great opportunity to build equity on a large lot in the sought-after Eagle Ridge neighbourhood. Contact a real estate professional today to learn more or to book a showing.