



**721 4 Avenue  
Dunmore, Alberta**

**MLS # A2305409**



**\$570,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,312 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.50 Acre		
<b>Lot Feat:</b>	Gazebo, Landscaped, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	2-12-5-W4
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	HR, Hamlet Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Storage		

**Inclusions:** washer & dryer (negotiable), downstairs freezer, hood fan, kitchen island, all tv mounts, blinds/curtains/window coverings, garage door and opener, garage heater, underground sprinklers, central AC, outdoor kitchenette, outside wooden storage bin, alarm system (no contract), riding lawn mower

Rare opportunity to own a beautifully updated bungalow tucked away in a quiet and private location in Dunmore, set on a sprawling 0.5 acre lot offering the perfect blend of space, functionality, and lifestyle. The main floor features a bright open concept layout with the living room at the front of the home, highlighted by a wood burning fireplace with a custom stone mantel, flowing seamlessly into the dining area and renovated kitchen complete with quartz countertops, updated finishes, fresh paint, and new baseboards. The kitchen is ideal for entertaining with ample prep space and storage, plus a versatile room just off the kitchen that could serve as a large pantry, additional storage area, or small office space. Beyond the kitchen you’ll find a private primary bedroom wing – the only bedroom on the main floor – offering excellent separation and comfort. This spacious retreat includes a walk-in closet, laundry room, full 4-piece ensuite bathroom, and private patio doors leading directly to the deck, creating a true indoor-outdoor connection. Downstairs, the fully developed basement provides two additional bedrooms, a spacious family room, a dedicated workout area that could easily be converted into a third basement bedroom if desired, and a 4-piece bathroom with heated floors, adding a touch of everyday luxury. Outside, the backyard truly shines as a private oasis with a large patio area, outdoor kitchenette, underground sprinklers, and ample space to host family and friends. For those needing serious shop space, this property delivers with a massive 32x36 detached shop that is fully finished and heated, along with an additional 20x22 structure that was previously a garage and now sits on a dirt pad, offering excellent storage or the potential to be converted back into a functional shop with some work. This is a standout property offering quiet

acreage-style living with exceptional shop space just minutes from the city.