



**1023 Eagle Ridge Drive
Dunmore, Alberta**

MLS # A2322076



\$699,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,657 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Heated Garage, RV Access/Parking		
Lot Size:	0.45 Acre		
Lot Feat:	Few Trees, Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	HR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Central air conditioner, fridge, stove, hood fan, dishwasher built-in, window coverings, garage door opener & remotes x 2, Reverse Osmosis system, washer, dryer, u/g sprinklers, central vacuum + attachemnts, ceiling fans, shed x2, garburator, stand up freezer in basement

Welcome to this beautifully maintained bungalow in the desirable community of Dunmore, offering exceptional space both inside and out. From the moment you step through the entryway, you'll appreciate the inviting layout and warm atmosphere of this family home. The main floor features 1,657sqft, a spacious living room highlighted by a cozy fireplace that flows seamlessly into the dining area and well appointed kitchen. The kitchen is designed for both functionality and entertaining, offering an abundance of oak cabinetry, a center island, walk-in pantry, and plenty of counter space for meal preparation and gatherings. The primary bedroom serves as a comfortable retreat, complete with a large walk-in closet and private 3pc ensuite. Two additional bedrooms and a 4pc bathroom are thoughtfully situated on the opposite side of the home, providing extra privacy. Main floor laundry adds to the home's practical appeal. The fully developed lower level hosts an abundance of additional living space, featuring a large family room, oversized recreation/games room, two more bedrooms, a 3pc bathroom, and an impressive amount of storage space. Step outside and enjoy the expansive backyard, complete with a covered deck, lower patio area perfect for evening fires, underground sprinklers, and two storage sheds. The oversized heated double attached garage, U-shaped driveway, RV parking, and ample room for trailers, toys, and additional vehicles make this property ideal for those needing extra space. This impressive Dunmore bungalow is ready to welcome its next owners!