



GRASSROOTS
REALTY GROUP

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**733 Eagle Ridge Drive
Dunmore, Alberta**

MLS # A2323289



\$818,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,636 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.53 Acre		
Lot Feat:	Irregular Lot, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	1-12-5-W4
Exterior:	Vinyl Siding	Zoning:	HR, Hamlet Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Vaulted Ceiling(s)		

Inclusions: Fridge x2, Stove, Gas cooktop, Double wall oven, Custom range hood, Dishwasher, Window coverings, Central vac no attachments, Central A/C 2023, Underground sprinklers, Pool table, Shuffle board, 2 garage door openers and remote, Shed, TV Mount, Hot tub

Welcome to 733 Eagleridge Drive, an immaculate bungalow on the desired east side of Dunmore, offering over 1,600 square feet on one level and a stunning renovation by REMCON that makes this home feel brand new. Step inside to vaulted ceilings, a striking stone feature wall, and a cozy gas fireplace that sets the tone for living your best life! The open-concept main floor offers up a dream kitchen that truly delivers, everything here is new, function and perfect for making meals for friends and family. Buyers will love the abundance of natural light that streams into this wonderful space! The primary bedroom with ensuite, a second bedroom or home office, and a main floor laundry room round out a truly convenient and beautiful main floor plan. The fully finished basement is a standout feature, complete with a full kitchen suite, separate entrance, two additional bedrooms, generous living space, and a pool table. Whether you're hosting family and friends, supporting a family member who needs their own space, or looking for a mortgage helper, this lower level delivers incredible flexibility. Outside, the meticulously landscaped yard is as relaxing as it is beautiful; featuring garden beds, irrigation, dedicated sitting areas, and a covered deck area for dreamy indoor/outdoor living, a patio and a hot tub. This home makes outdoor living an absolute pleasure. The TRUE triple heated garage offers easy parking, workshop potential, and all the extra storage you've been dreaming of. This is the kind of Dunmore property that checks every box and then some.