



GRASSROOTS
REALTY GROUP

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**156 & 164 Charles Street
Dunmore, Alberta**

MLS # A2325297



\$750,000

Division:	Dunmore Industrial		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,358 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	3
Garage:	Driveway, Gravel Driveway, Off Street, Other, See Remarks		
Lot Size:	2.96 Acres		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Metal Siding	Zoning:	HI
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Located just off the Trans-Canada Highway in Dunmore, this unique property offers the perfect blend of residential living and exceptional shop space, all with easy highway access and just minutes from Medicine Hat. Offering quick possession, this is an ideal opportunity for anyone looking for space to live, work, store equipment, or enjoy hobby and recreational use. The main residence is a 2,358 sq. ft. Nelson-built home (1981) that offers solid construction and incredible flexibility for family living. Built with durability in mind, the home features a timeless tiled roof and brick-and-metal exterior. Inside, you'll find five bedrooms, three bathrooms, a spacious living room perfect for gathering, a large kitchen with plenty of room for family meals and entertaining, and a full basement with wide-open space ready for future development, storage, or additional living space. The property is serviced by two septic tanks. A standout feature of this property is the impressive shop setup at the rear of the lot, connected by an enclosed walkway and ideal for tradespeople, mechanics, hobbyists, or those needing extensive storage and workspace. Shop 1 offers 39' x 59' of functional space with a concrete floor, electric overhead door, enclosed office area, 2-piece bathroom, and make-up air unit. Shop 2 offers an expansive 39' x 120' layout with concrete floors, electric overhead doors at both ends for convenient drive-through access, and a make-up air unit. The large yard provides ample room for RV parking, trailers, equipment, toys, or future expansion, with the eastern property line extending approximately 15–20 feet beyond the shops for even more usable space. Properties offering this combination of comfortable living space and substantial shop infrastructure are rare. Whether you're looking for a home-based business setup, room for all your projects, or simply

space to spread out, this Dunmore property delivers endless potential. Listing is also listed for sale as a commercial property. Please refer to MLS- A2299666