



GRASSROOTS
REALTY GROUP

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**630 East 3 Street
Dunmore, Alberta**

MLS # A2343959



\$748,500

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,547 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.52 Acre		
Lot Feat:	Cul-De-Sac, Greenbelt, Landscaped, Pie Shaped Lot, Private, Underground S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	1-12-5-W4
Exterior:	Brick, Stucco	Zoning:	HR, Hamlet Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Recessed Lighting, Suspended Ceiling		

Inclusions: C/A, fridge, stove, B/I dishwasher, B/I microwave, washer, dryer, shed, blinds & window coverings, UGS'S, garage door opener x 4 remotes

WELCOME TO 630 3 ST EAST IN THE POPULAR AND SOUGHT AFTER DUNMORE COMMUNITY!! From the moment you arrive, this BEAUTIFUL 4 BED, 3 BATH (BUNGALOW) PLUS main floor office will make an impression! Surrounded by MATURE TREES AND BEAUTIFUL GREENERY, this property offers a warm & private setting with plenty of room to enjoy both INDOORS & OUT. A HUGE DRIVEWAY provides an abundance of parking, along with RV PARKING and a DOUBLE-CAR GARAGE (26x36) featuring an overhead door on the back and the front for added convenience and accessibility. Step into the backyard and you'll find plenty of room for a FIRE PIT AREA, LARGE GET-TOGETHERS, KIDS, PETS AND OUTDOOR ENTERTAINING. Just beyond the yard is a beautiful GREEN SPACE WITH A WALKING PATH behind adding even more appeal to this fantastic location! As you enter the home you're welcomed into a CHARMING ENTRYWAY with room for a bench or seating area and just beyond that is a 2 PCE POWDER ROOM that's perfectly located for family and guests. To the left, you'll find a spacious and welcoming KITCHEN featuring GRANITE COUNTERTOPS, MODERN FARMHOUSE-STYLE CABINETRY and AN ABUNDANCE OF CABINETS AND STORAGE SPACE, plus an additional storage closet. The adjoining dining area is filled with character, showcasing BEAUTIFUL SHIPLAP DETAILING ON THE WALLS AND CEILING that creates a cozy, Craftsman inspired atmosphere! DOUBLE DOORS open directly onto the COVERED DECK, overlooking the spacious backyard and creating an effortless flow for indoor/outdoor entertaining. The main floor continues into a cozy LIVING-ROOM, with a BEAUTIFUL BRICK DETAILED FIREPLACE creates an inviting place to relax and

unwind! Gorgeous HARDWOOD FLOORING adds even more warmth and character to the space. At the front entrance, a thoughtfully designed INSET AREA FOR COATS AND EVERYDAY STORAGE keeps things organized without sacrificing style. Continuing down the hallway is a VERSATILE BONUS ROOM WITH NEW CARPET—an ideal space for an OFFICE, NURSERY, PLAYROOM OR FLEX ROOM. The main level also features 2 BEDROOMS, including one with a WALK-IN CLOSET, along with a spacious 4-PIECE BATHROOM complete with a LARGE SOAKER TUB AND SEPARATE SHOWER. Downstairs you’ll discover even more room to entertain family and friends with a fantastic lower FAMILY ROOM, GAMES ROOM plus an additional area that would be perfect for a HOME OFFICE, HOBBY SPACE OR FLEX AREA. The basement provides 2 MORE BEDROOMS, including an impressively spacious bedroom with plenty of room for a KING-SIZE BED. And then there’s one of the coolest features of this home—a FUN AND UNEXPECTED HIDDEN BEDROOM LOCATED BEHIND A BOOKSHELF IN THE HALLWAY!! A LARGE LAUNDRY ROOM adds functionality downstairs, while the abundance of CLOSETS AND STORAGE THROUGHOUT THE HOME means there is a place for everything! To view this beautiful property, call your FAVOURITE REALTOR® today and book your private showing!