



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

526 12 Street
Dunmore, Alberta

MLS # A2344398



\$659,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,636 sq.ft.	Age:	1995 (31 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.47 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	HR
Utilities:	-

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Range Hood, Washer, Dryer, Garage Control(s), Window Coverings, Garage Heater, Central Air Conditioner, Piano, Volleyball net, Play Structure, Hot Tub

BIG LOT. BIG HOUSE. BIG GARAGE SPACE! If space, storage, and versatility are high on your wish list, this Dunmore property delivers! Tucked into the back of a quiet cul-de-sac, this 1,615 sq. ft. raised bungalow sits on an impressive pie-shaped lot backing onto a park and ball diamond—giving you plenty of room both inside and out. The spacious main floor offers a large living room, formal dining area, and generous kitchen with white cabinetry and a full appliance package. The primary bedroom is a great retreat with a walk-in closet, additional closet, 4-piece ensuite, and patio doors opening directly onto the rear deck. With 4 bedrooms and 3 bathrooms in total, there’s room here for the whole family. And then there’s the GARAGE SPACE! The massive 27' x 28' heated attached garage is so much more than a place to park. Complete with 220 service, sink, workbench, mudroom, and mezzanine storage, it’s an incredible setup for vehicles, hobbies, projects, tools, and toys. And because one garage just isn’t enough, there’s also a 16' x 28' detached garage in the backyard! The upper loft adds even more functionality with a fantastic laundry room and additional storage, while the fully finished basement offers a wet bar, two bedrooms, a full bathroom, and plenty of additional living space for family, guests, teenagers, or entertaining. Outside, this property really shines! The large tiered rear deck overlooks the park and ball diamond, creating an incredible space for entertaining, relaxing, and enjoying those summer evenings. The beautifully landscaped yard is made to be enjoyed, with a hot tub, play structure, volleyball net, underground sprinklers, and BBQ gas line. There’s loads of room for kids to play, friends to gather, backyard games, gardening, or simply enjoying the space. Additional features include air conditioning, furnace,

and hot water tank all replaced in 2022, central vacuum, and storage beneath the front patio. If you've been searching for a property with room to live, room to work, room to store, and room to play, this one checks a LOT of boxes. With an incredible yard, two garages, loads of storage, and a spacious family-friendly home, this unique Dunmore property is one you'll want to see!