



# 100 Rummel Place Canmore Alberta

\$1,100,000

Welcome to your next chapter in the heart of Canmore, Alberta! Embrace the mountain lifestyle with this spacious half duplex that offers the perfect blend of comfort, location and convenience. Located close to scenic walking trails, forests, parks, and nature's beauty, this property invites you to immerse yourself in the natural wonders of your own backyard. Enjoy family hikes, picnics in the park, and all the outdoor adventures that Canmore has to offer, right at your fingertips. With three generous bedrooms, there's plenty of space for your family to grow and thrive. Plus, discover the added bonus of an illegal suite, providing flexibility and potential for extra income or accommodating extended family members. Forget about parking hassles with your own covered carport, ensuring your vehicles stay protected no matter the weather. Whether it's a snowy winter day or a sunny summer afternoon, you'll appreciate the convenience of covered parking right at home. Located in the vibrant community of Canmore, known for its tight-knit local atmosphere and stunning natural surroundings, this property offers the perfect blend of mountain living and modern convenience. Enjoy easy access to local shops, restaurants, and amenities while still immersing yourself in the charm of small-town life. Create lasting memories and embrace the Canmore lifestyle in this inviting home. With its unbeatable location, ample space, this property is more than just a house—it's a place where local families can thrive. Don't miss out on this opportunity and call Canmore home. (id:6769)

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|--|---------------------------------|
| Bedroom 9.25 Ft x 10.00 Ft                   | Bedroom 13.17 Ft x 11.67 Ft     |
| Bedroom 9.25 Ft x 11.08 Ft                   | Furnace 10.50 Ft x 5.00 Ft      |
| 4pc Bathroom .00 Ft x .00 Ft                 | Living room 13.42 Ft x 13.67 Ft |
| Primary Bedroom 16.25 Ft x 13.17 Ft          | Dining room 12.33 Ft x 9.67 Ft  |
| Recreational, Games room 13.33 Ft x 10.42 Ft | Kitchen 8.25 Ft x 11.33 Ft      |
| Kitchen 5.17 Ft x 10.42 Ft                   | 2pc Bathroom .00 Ft x .00 Ft    |

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