



# 1102 10th Avenue Canmore Alberta

\$2,875,000

Discover the Ultimate Downtown Canmore Living! Location is key for this lovely 3-bedroom, 3-level family home in Lion's Park offers an ideal location, backing onto a peaceful, treed area and the Bow River, ensuring privacy and tranquility. Enjoy easy access to Canmore's extensive trail system, river access, and stunning mountain views. The main living area boasts a charming stone-faced gas fireplace that flows seamlessly into the kitchen and dining area, enhancing the cozy feel. French doors lead to a large, sunny deck, perfect for outdoor entertaining and relaxation. The well-designed floor plan includes two additional bedrooms and a 4-piece bathroom upstairs, along with a main-level bedroom. The lower level features extra living space, including a spacious family room with a fireplace and walkout access, laundry, and ample storage. Enjoy the convenience of a double detached garage and plenty of parking. Don't miss this exceptional opportunity! (id:6769)

Family room 21.33 Ft x 15.50 Ft  
3pc Bathroom 9.75 Ft x 7.33 Ft  
Laundry room 9.00 Ft x 11.42 Ft  
Storage 13.92 Ft x 3.25 Ft  
Furnace 6.58 Ft x 7.00 Ft  
Kitchen 15.50 Ft x 6.92 Ft  
Living room 22.83 Ft x 11.92 Ft

Dining room 15.50 Ft x 6.92 Ft  
3pc Bathroom 8.67 Ft x 8.83 Ft  
Bedroom 10.83 Ft x 9.75 Ft  
Primary Bedroom 14.17 Ft x 14.83 Ft  
4pc Bathroom 7.67 Ft x 11.83 Ft  
Bedroom 9.42 Ft x 11.75 Ft

Listing Presented By:



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CENTURY 21 NORDIC REALTY



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