



CORY PELCHAT
 REALTOR®
 GRASSROOTS REALTY GROUP LTD.

780-933-9938
 pelchatsold@gmail.com

**1102 10th Avenue
 Canmore, Alberta**

MLS # A2150658



\$2,875,000

Division:	Lions Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,527 sq.ft.	Age:	1988 (36 yrs old)
Beds:	3	Baths:	3
Garage:	Additional Parking, Double Garage Detached, Driveway		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	r1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Natural Woodwork, Separate Entrance, Storage		

Inclusions: NA

Discover the Ultimate Downtown Canmore Living! Location is key for this lovely 3-bedroom, 3-level family home in Lions 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!