

# \$799,900 - 22-11418 Eagle Butte Road, Dunmore

MLS® #A2245206

**\$799,900**

3 Bedroom, 3.00 Bathroom, 1,670 sqft

Residential on 2.57 Acres

NONE, Dunmore, Alberta

Incredible opportunity to own 2.53 acres just minutes from the city, offering breathtaking views, city water, and immediate possession! This walkout bungalow provides the perfect canvas to create your dream home. It features a double attached garage, spacious and sun-filled living areas, and direct access to a beautifully landscaped yard with a koi pond, gazebo, and firepit area – ideal for relaxing or entertaining.

A standout feature is the massive 40' x 50' fully finished detached shop with metal cladding and its own bathroom – perfect for a home business, workshop, or storage. There's even a small corral in place, making it ready for a horse or hobby livestock.

The home does need some work, but it's priced accordingly and offers tremendous upside for anyone willing to invest a little time and effort. Whether you're looking to build equity, customize a space to your taste, or simply enjoy the blend of rural charm and city convenience, this property has it all. With properties like this becoming harder to find – especially with city utilities and such versatile potential – this is your chance to act fast. Don't miss out on this rare opportunity for space, views, and value all in one



Built in 1996

## Essential Information

MLS® #

A2245206

Price	\$799,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,670
Acres	2.57
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### Community Information

Address	22-11418 Eagle Butte Road
Subdivision	NONE
City	Dunmore
County	Cypress County
Province	Alberta
Postal Code	T1B 0H9

### Amenities

Parking Spaces	5
Parking	Double Garage Attached, RV Garage
# of Garages	5

### Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Walk-Out

### Exterior

Exterior Features	Other
Lot Description	Fruit Trees/Shrub(s), Private, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Concrete, Silent Floor Joists

Foundation                Poured Concrete

### **Additional Information**

Date Listed                August 1st, 2025

Days on Market        1

Zoning                    CR-1, Country Residential

### **Listing Details**

Listing Office            RE/MAX MEDALTA REAL ESTATE

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