

854 5 Avenue
Dunmore, Alberta

MLS # A2264018



\$699,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,107 sq.ft.	Age:	1987 (38 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Triple Garage Attached		
Lot Size:	0.94 Acre		
Lot Feat:	Back Yard, Landscaped, Square Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	Hamlet Residential
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: xDryer, Fridge, Washer, Garburator, patio privacy blind, hot tub, shade Shed & greenhouse, 2 Sheds, Window coverings, Over the range microwave, underground sprinklers (9 zones), garden hoses on manual valve, fire pit, garden bench, BBQ on patio, garden decor, playground, garden lighting, garage furnace, Reznor heater in shop, Wood shelving and cabinets in garage, garage fridge, central vac as is™ (works but haven't used in years), garage door opener with remotes(2), Shop garage door opener with remotes (2), Beverage fridge in kitchen, wood burning fireplace, Washer and dryer in shop (works but sold as is™), All-in-one fitness gym unit, Induction stove, Dishwasher, drape curtain in downstairs bedroom, stove top in garage summer kitchen (works but sold as is™). Welcome to this beautifully updated 1.5-storey home in Dunmore on just under an acre and a property that feels warm, inviting, and ready to enjoy through the cozy seasons ahead. Only 10 minutes from Medicine Hat, this home blends modern comfort with the quiet charm of country living. The 48'x26' heated shop is fully equipped for year-round use, featuring a 14' automatic garage door, full bathroom with shower, washer/dryer, and its own septic field. With 200 Amp service and 220 power, it's the perfect space for projects, hobbies, or keeping things running smoothly through the colder months. The home also offers a triple heated attached garage (24'x25') with cabinetry, a workbench, and a summer kitchen—ideal for extra workspace or family gatherings. Inside, the home has been thoughtfully updated with modern finishes while maintaining a comfortable and welcoming feel. The renovated kitchen features quartz countertops, pot lighting, electric blinds, a garburator, and a built-in mini fridge for your morning coffee nook. Fresh paint, new lighting, and updated blinds add a bright, refined touch throughout. The wood-burning stove brings the whole home together—a timeless feature that fills the main floor with warmth and character. It's the perfect place to unwind on cool autumn evenings or gather with family while snow falls outside. The open layout connects the kitchen, dining, and living space seamlessly, creating an atmosphere that feels both elegant and relaxed. Upstairs, you'll find three generous bedrooms, each with a walk-in closet. The primary suite includes a private ensuite and built-in vanity, offering a quiet retreat at the end of the day. The fully developed basement adds a fourth bedroom and flexible space for guests, hobbies, or a home office. Step outside to a spacious deck

that overlooks the peaceful yard—a perfect spot to enjoy a cup of coffee on a crisp morning or sit under the stars in the hot tub on a winter night. The property is surrounded by fruit trees, perennials, and a fenced garden area, creating a setting that feels private and beautifully cared for year-round. Additional features include Hardie Board siding with “Foam board insulation, a concrete apron on the shop, covered patio, and numerous upgrades throughout. This Dunmore home offers more than space—it offers a feeling. From the glow of the wood-burning stove to the quiet stillness of a snowy evening, it’s a space designed for comfort, connection, and lasting memories through every season. Contact your real estate agent today to schedule a private showing and experience it yourself.