

10, 418 Muskrat Street  
 Banff, Alberta

MLS # A2270169



**\$1,076,250**

|                  |                                                                         |               |                  |
|------------------|-------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | NONE                                                                    |               |                  |
| <b>Type:</b>     | Residential/Five Plus                                                   |               |                  |
| <b>Style:</b>    | 3 (or more) Storey                                                      |               |                  |
| <b>Size:</b>     | 1,396 sq.ft.                                                            | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 3                                                                       | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Single Garage Attached                                                  |               |                  |
| <b>Lot Size:</b> | 0.24 Acre                                                               |               |                  |
| <b>Lot Feat:</b> | Cleared, Few Trees, Landscaped, Level, Low Maintenance Landscape, Recta |               |                  |

|                    |                                                                                                                                                        |                   |        |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Electric, Fireplace(s), Forced Air, Natural Gas                                                                                                        | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                                                                                                                                            | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                        | <b>Condo Fee:</b> | \$ 500 |
| <b>Basement:</b>   | None                                                                                                                                                   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Cement Fiber Board, Post & Beam, Stone, Wood Frame                                                                                                     | <b>Zoning:</b>    | RBA    |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                        | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Storage, Vinyl Windows |                   |        |
| <b>Inclusions:</b> | N/A                                                                                                                                                    |                   |        |

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