

**2, 418 Muskrat Street**  
**Banff, Alberta**

**MLS # A2270167**

**\$1,038,450**



<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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