

# \$685,000 - 4203, 250 2 Avenue, Dead Man's Flats

MLS® #A2227001

**\$685,000**

2 Bedroom, 2.00 Bathroom, 1,122 sqft

Residential on 0.00 Acres

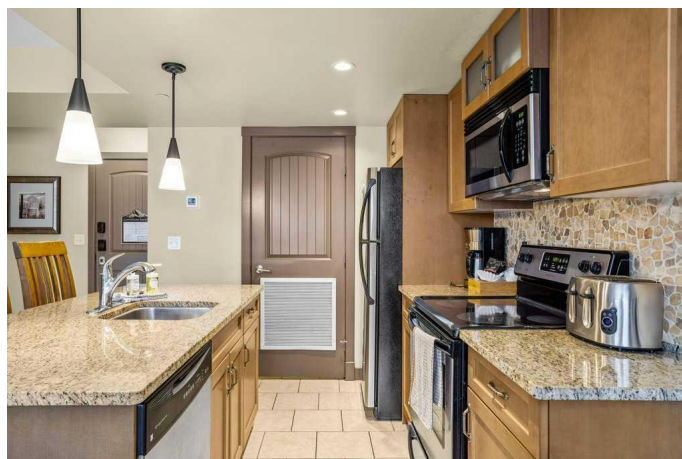
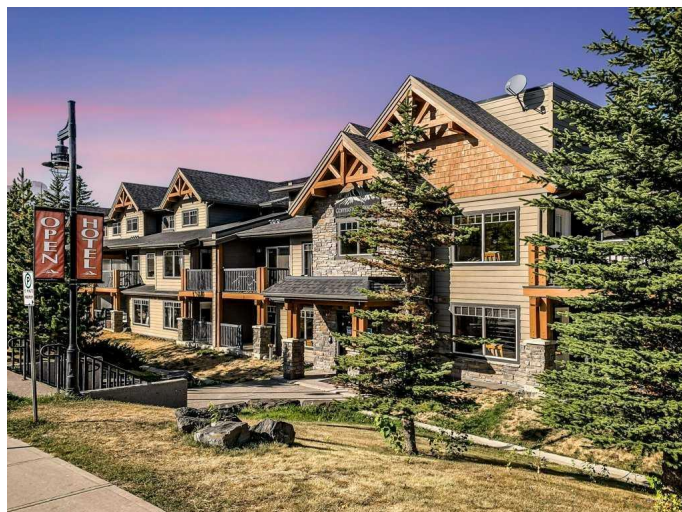
NONE, Dead Man's Flats, Alberta

\*\* The seller is offering to cover 1 year of condo fees for the buyer with a firm offer before June 30, 2025\*\*. This condo is a turnkey short-term rental, with furnishing and housewares included and access to hotel guest services. A stylish kitchen includes granite, a large island, and an eye-catching stone backsplash. The living and dining area centers around a statement fireplace, and the patio is ideally located, facing the courtyard and steps to the central BBQ, firepit, and hot tub. The large primary bedroom offers plenty of closet space, and the ensuite bathroom features a sizeable vanity. A desk nook is great for remote work, and in-suite laundry, extra storage, and underground parking are bonuses. The resort also offers a fitness center, and is pet friendly. The hamlet of Dead Man's Flats is a quiet turnout along the Bow River; minutes from Kananaskis and Canmore. Just a short drive to Canmore for restaurants, shopping, and all major amenities. Enjoy year-round activities in your own slice of The Rockies. Price is subject to GST.

Built in 2008

## Essential Information

MLS® #	A2227001
Price	\$685,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,122
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

### **Community Information**

Address	4203, 250 2 Avenue
Subdivision	NONE
City	Dead Man's Flats
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 2W4

### **Amenities**

Amenities	Elevator(s), Fitness Center, Recreation Facilities, Snow Removal, Spa/Hot Tub, Storage
Parking Spaces	1
Parking	Heated Garage, Underground
# of Garages	1

### **Interior**

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Recreation Facilities, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
# of Stories	3

### **Exterior**

Exterior Features	Balcony, Courtyard
Roof	Asphalt Shingle

Construction	Stone, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 2nd, 2025
Days on Market	22
Zoning	Recreational

### **Listing Details**

Listing Office	RE/MAX West Real Estate
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.