

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

**MLS # A2143999**



**\$2,400,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,731 sq.ft.	<b>Age:</b>	1910 (115 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partially Finished, See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RNC
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Call Seller directly

Front-Back Duplex in Town of Banff on double sized lot spanning from Muskrat Street to Otter Street with great development potential. This is an established residential location on the north side of Banff's downtown core. Local traffic only on this portion of Muskrat Street and good access to all local amenities. The house is built in 1910. It is zoned RNC (Residential North Central District) whereby duplex, triplex, and fourplex housing are all permitted under the local land use bylaw.