

# \$3,350,000 - 137 Muskrat Street, Banff

MLS® #A2190030

**\$3,350,000**

6 Bedroom, 7.00 Bathroom, 2,306 sqft

Residential on 0.12 Acres

NONE, Banff, Alberta

This unique and spacious lodge, nestled just minutes from downtown Banff, offers an exceptional opportunity to own a beautifully renovated property with a thriving business. Boasting an enviable location that provides easy access to the town's vibrant dining, shopping, and entertainment options, as well as the stunning natural beauty of Banff National Park. The lodge can accommodate up to 12 guests, making it perfect for family reunions, corporate retreats, and special gatherings. The property features a large, fully equipped kitchen, a dining room designed to host large groups in comfort and style, and two cozy living areas offering comfortable seating and entertainment options. Guests enjoy exclusive access to the entire property, ensuring privacy and a truly personalized experience. This is more than just a property; it's a well-established business with a strong reputation for excellence. The blend of historic charm and modern amenities attracts a steady stream of visitors year-round. Seize this rare opportunity to own a piece of Banff's history while enjoying the benefits of a successful hospitality business and continuing its legacy of creating unforgettable experiences in one of Canada's most beloved destinations

Built in 1908

## Essential Information

MLS® #

A2190030



|                |             |
|----------------|-------------|
| Price          | \$3,350,000 |
| Bedrooms       | 6           |
| Bathrooms      | 7.00        |
| Full Baths     | 6           |
| Half Baths     | 1           |
| Square Footage | 2,306       |
| Acres          | 0.12        |
| Year Built     | 1908        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                                     |
|-------------|-------------------------------------|
| Address     | 137 Muskrat Street                  |
| Subdivision | NONE                                |
| City        | Banff                               |
| County      | Improvement District No. 09 (Banff) |
| Province    | Alberta                             |
| Postal Code | T1W 1A0                             |

### **Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 6           |
| Parking        | Parking Pad |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, High Ceilings, Laminate Counters, Open Floorplan  |
| Appliances        | Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Fireplace(s), Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Partial, Unfinished  |

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Garden, Private Entrance |
| Lot Description   | Corner Lot               |

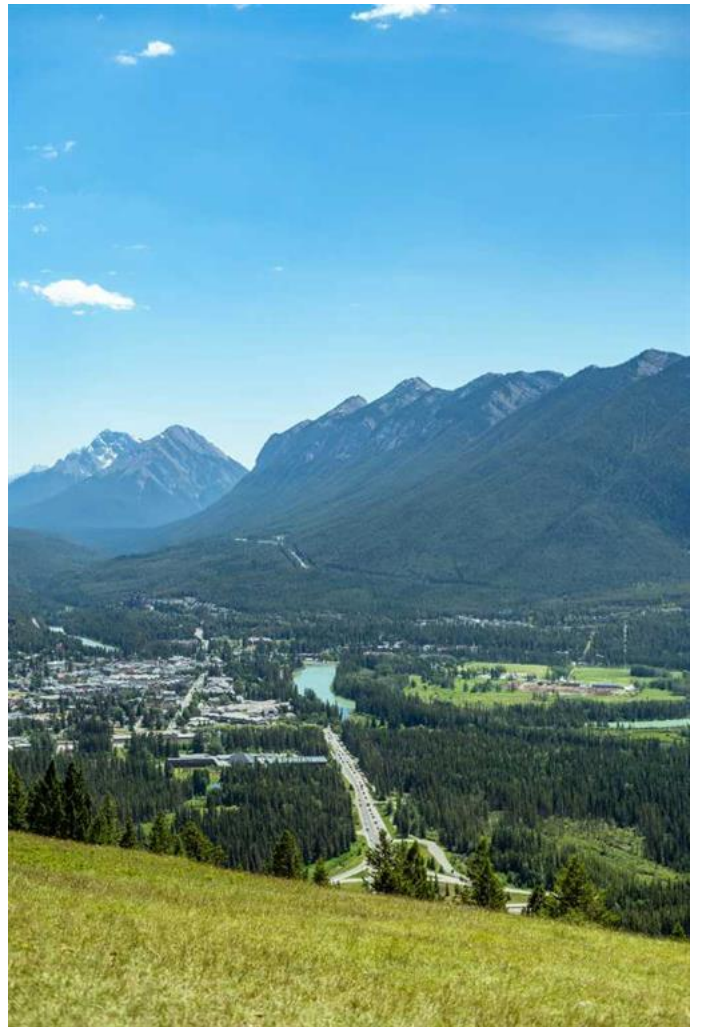
|              |                         |
|--------------|-------------------------|
| Roof         | Asphalt                 |
| Construction | Wood Frame, Wood Siding |
| Foundation   | Poured Concrete         |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 24th, 2025 |
| Days on Market | 85                 |
| Zoning         | Commercial         |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | RE/MAX Alpine Realty |
|----------------|----------------------|



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