



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**253 2 Avenue
Drumheller, Alberta**

MLS # A2217518



\$179,900

Division:	East Coulee		
Type:	Residential/House		
Style:	Cottage/Cabin		
Size:	486 sq.ft.	Age:	1952 (73 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Crawl Space, Partial
Exterior:	Vinyl Siding
Foundation:	Other
Features:	Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	ND
Utilities:	-

Inclusions: N/A

Looking for a Little space of your own? Starting out, Snow Birding or looking for a rental ? This home is ideal for one but made for entertaining the summer nights away. With Fenced yard, off street parking, front patio, back deck, with flower boxes and shed. Inside the tiny home a well appointed layout with good use of all space. Living room with built in and pull out sofa, bedroom with closet and good storage, kitchen with eat up bar and laundry. Beautiful bathroom with tub and storage. Safe, quiet community with good neighbours. Furniture could be negotiated for convenience to be short term rental, turn key ready. Take advantage of the Valleys Tourism and block days off that you want to stay for a Win Win situation. With Quick Possession Available, Why Wait ?