



GRASSROOTS
REALTY GROUP

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**1316 Dinosaur Trail
Drumheller, Alberta**

MLS # A2222006



\$225,000

Division:	Midland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,424 sq.ft.	Age:	1935 (90 yrs old)
Beds:	2	Baths:	1
Garage:	Carport		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Level		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: NA

Welcome to 1316 North Dinosaur Trail in Drumheller. This 1,424 sq?ft bungalow is nestled on a spacious 8400 SF treed lot in the picturesque neighborhood of Midland. Built around 1935 and updated over the years, this delightful home offers a perfect blend of character, comfort, and value. Featuring 2 bedrooms on the main floor and a 4 piece bathroom. There is a large open concept kitchen and living room with a separate laundry room and two large additions which make exceptional dining, family space, additional bedrooms or what ever activities you require space for. Located close to the river and all amenities on a quiet street with majestic views of the badlands, this property as exceptional value! book your showing today.