



**GRASSROOTS**  
REALTY GROUP

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1230 2 Avenue W  
Drumheller, Alberta

MLS # A2231152



**\$225,000**

<b>Division:</b>	Newcastle		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	840 sq.ft.	<b>Age:</b>	1955 (70 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	ND
<b>Foundation:</b>	Combination	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in		

<b>Inclusions:</b>	None
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Charming and renovated, this three bedroom, one bathroom home is nestled in a serene neighborhood, offering the perfect blend of comfort and convenience. With a thoughtfully, renovated kitchen, bathroom, flooring, and fresh paint it's move-in ready. Plus, there's rough in for a second bathroom for added value. Enjoy the great yard with Ally access perfect for parking or RV just move right into this clean, comfortable, bright split level and enjoy.