



GRASSROOTS
REALTY GROUP

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660 3 Avenue W
Drumheller, Alberta

MLS # A2231992



\$180,000

Division:	Downtown		
Type:	Residential/House		
Style:	Bungalow		
Size:	790 sq.ft.	Age:	1938 (87 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, RV Access/Parking, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Laminate, Linoleum, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, Garbage Collection, Sewer, W
Features:	See Remarks		

Inclusions: N/A

Discover the perfect blend of potential and comfort with this 2-bedroom, 1-bathroom home located just minutes from downtown. This property sits on two separately titled lots, offering flexibility for future development, investment, or use as a spacious private residence. The home features two comfortable bedrooms, a full 4-piece bath, and a bright, open living area. The fenced yard provides privacy and plenty of room to enjoy the outdoors. Additional features include a single detached garage, RV parking, and alley access.