



GRASSROOTS
REALTY GROUP

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**88 Villa Street
Drumheller, Alberta**

MLS # A2232722



\$309,500

Division:	North Drumheller		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,295 sq.ft.	Age:	1969 (56 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Private		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle, Metal
Basement:	Full, Partially Finished
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Beamed Ceilings, High Ceilings, No Smoking Home, Vinyl Windows

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

Inclusions: Deck Railing left in boxes for front deck

Welcome to this charming bungalow nestled in the heart of North Drumheller—offering space, comfort, and convenience on a large, beautifully treed lot. This inviting home features 3 generously sized bedrooms on the main floor, including a primary suite with a 2-piece ensuite, and an additional bedroom downstairs, perfect for guests or a home office. You'll love the vaulted ceilings with exposed beams that add warmth and character to the main living area. Large, updated windows flood the home with natural light, enhancing the open feel of the eat-in kitchen, dining area, and spacious living room—a layout that truly works for everyday living and entertaining alike. Step outside to enjoy your private, fenced yard with a large garden ready for your green thumb, and a blend of mature trees offering shade and privacy. Parking and storage are a breeze with both an attached single-car garage and a detached double garage. Walking distance from downtown Drumheller, this home puts you close to shopping, schools, and scenic biking/walking trails. With almost all new windows, a great floorplan, and a sought-after location, this is a smart move in a great neighborhood!