



**GRASSROOTS**  
REALTY GROUP

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**106 Poplar Crescent  
Drumheller, Alberta**

**MLS # A2236932**



**\$147,500**

<b>Division:</b>	North Drumheller		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	849 sq.ft.	<b>Age:</b>	1946 (79 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Block
<b>Features:</b>	Laminate Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	ND
<b>Utilities:</b>	-

**Inclusions:** All appliances and furniture included at time of viewing

Opportunity knocks! This small but full-of-potential home is located in a quiet, friendly neighborhood known for its mature trees, walkability, and strong sense of community. Sitting on a fully fenced lot, the yard is perfect for kids, pets, or future landscaping dreams. This 2 bedroom plus den, 1 bathroom home has seen some significant updates to the exterior including new siding and roof. Basement systems has also waterproofed the basement at a significant cost to the seller. The beautiful new bathroom and kitchen also make this home perfect for the savvy investor or a perfect place for a first time home buyer. Close to all amenities also makes it a great property for a short term rental. A little TLC would go a long way on the garage and the basement but at this price you'll have money left over to make the improvements and still pay less than rent. With good bones and in a great location, this home won't last long.