



GRASSROOTS
REALTY GROUP

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**1103 Riverside Drive E
Drumheller, Alberta**

MLS # A2237598



\$369,900

Division:	Riverview Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,116 sq.ft.	Age:	1963 (62 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: window coverings, light fixtures

A fantastic opportunity to own a house on Riverside Drive has just availed itself! This bungalow sits on an oversized lot and includes a garage and plenty of RV and off street parking. Enjoy the valley views from your front window and you can watch the kids play at the park across the street. There is an apple tree, raised garden beds, and plenty of perennials. The living room is spacious and there is a dining area complete with a window bench and built in china cabinet. The kitchen is cute and has everything you need, including a dishwasher. There is a laundry chute, updated bathroom and two good sized bedrooms on the main floor. In the basement, you can find two more rooms- one currently used as an office and one as a spare bedroom (windows may not meet current egress), rec room and plenty of storage spaces. Be sure to check this one out!