



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

116 7 Avenue SW
Drumheller, Alberta

MLS # A2242057



\$395,000

Division:	Bankview		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,095 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Gazebo, Low Maintenance La		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: Garage door remotes, garage shelving

Beautiful and elegant, this modern 4-bedroom, 3-bathroom home is designed with style and function in mind. The open-concept layout features a sleek blend of tile and vinyl flooring, creating a seamless and low-maintenance living space perfect for families or entertaining. Step outside to enjoy the 14x18 covered patio, ideal for relaxing or hosting guests in any season. The 24x24 garage provides plenty of space for parking and storage, while the low-maintenance yard lets you enjoy your home without the hassle of constant upkeep. A perfect balance of comfort and sophistication — this one is a must-see!