



GRASSROOTS
REALTY GROUP

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**725 2 Avenue W
Drumheller, Alberta**

MLS # A2247658



\$200,000

Division:	Downtown		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	794 sq.ft.	Age:	1942 (83 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	ND
Foundation:	Other	Utilities:	-
Features:	No Smoking Home		

Inclusions: gas stove, fridge, dishwasher, bakers rack, pantry, washer, dryer, window coverings, bathroom storage and mirror, couch, flower chair, 2 coffee tables, tv stand, 2 beds, outdoor furniture on balcony, lawnmower, whipper, BBQ, some yard tools, shed

Tastefully decorated, clean and meticulously maintained. With handpicked river rock borders, off street parking, amazing fenced yard with fire pit, patio with BBQ, raspberries and Perennials that thrive in the area. Inside the home features carpet free main floor, quaint kitchen with gas stove, dishwasher, bakers rack and pantry. 4 pc bathroom with storage and access to the good dry basement that has been braced and bricked and provides good storage. Main floor laundry with sink and more storage. Upstairs 2 bedrooms with closets, and a Juliet balcony for morning coffee or enjoying the evening with Big sky views. With smart thermostat, security and some furniture included makes an ease of transition and turn key ready. This Home is a short walk to Downtown Brewery, Theatre, Restaurants, and shopping. Mid October Possession Available !