



**GRASSROOTS**  
REALTY GROUP

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

1030 1 Street SW  
Drumheller, Alberta

MLS # A2248523



**\$445,000**

Division:	Bankview		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,173 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Ya		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Open Floorplan		

Inclusions: Unknown

Welcome to your dream home in the picturesque Drumheller Valley. The stunning property boasts, breathtaking views of the hills in a quiet, cul-de-sac. Featuring four bedrooms, three bathrooms and open concept kitchen, living area. This home is perfect for both relaxation and entertaining. Enjoy the fresh paint and new carpet along with the convenience of radiant heat & 220 plug in the garage. Your fur babies will be taken care of with the doggie door and little patch of grass for them to run but not too much to maintain. Sit outside in the shade of the covered rear deck, or soak up the sun on the lower deck, and embrace the nautical theme while relaxing. You won't want to miss out on this great opportunity to own a well maintained and solidly built home.