



GRASSROOTS
REALTY GROUP

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**808 Birchwood Close
Drumheller, Alberta**

MLS # A2248769



\$285,000

Division:	Bankview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,147 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parkade		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: Some furniture negotiable: make up stand, couches

Welcome home! This charming two-storey offers 3 bedrooms, 1.5 bathrooms, and a bright eat-in kitchen—perfect for everyday living and family gatherings. Ideally located near playgrounds, bus stops, and just a quick commute to anywhere you need to be, convenience is at your doorstep. With plenty of space to grow, this home is a fantastic fit for first-time buyers, young families, or anyone looking for comfort and practicality in a great location.