



**GRASSROOTS**  
REALTY GROUP

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**28 Hunts Crescent  
Drumheller, Alberta**

**MLS # A2249665**



**\$400,000**

<b>Division:</b>	Huntington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,484 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 3 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Private, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	ND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, See Remarks		

**Inclusions:** 2 sheds, picnic table, hot tub, miscellaneous items negotiable

\*\*\*FULLY DEVELOPED FAMILY HOME WITH ATTACHED DOUBLE CAR GARAGE ON A WELL LANDSCAPED FENCED LOT WITH NO ONE IN BEHIND\*\*\* This fully developed 1 and 1/2 storey home is ready for the family!!! Some features of this immaculate 1,484sqft home with upgraded vinyl siding include 3 bedrooms on the upper floor, 4 bathrooms, spacious living room with stunning vaulted ceiling and an abundance of natural light, formal dining room, main floor laundry, central air conditioning, fully developed basement with large family room great for entertaining plus office space and attached double car garage!!! All on a beautifully landscaped 6,600sqft fenced lot with relaxing patio and hot tub, walking distance to park, playground and school!!!