



GRASSROOTS
REALTY GROUP

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

**1506 1 Avenue NW
Drumheller, Alberta**

MLS # A2253554



\$399,000

Division:	Midland		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,048 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Beamed Ceilings, Laminate Counters, No Smoking Home, Track Lighting, Vinyl Windows		

Inclusions: NA

Location, location, location !!! This 5 bedroom Bi-Level located in lower Midland (out of the flood zone), has loads of potential and some major upgrades are in the process of being done and will include new paint on the main floor, kitchen cupboards will be painted sage green and handles changed out, luxury vinyl plank flooring will also be installed and a new tub surround prior to possession. This home offers some breathtaking views of the Drumheller Badlands. Close to the hospital, the golf course, St. Anthony's School and a walking/biking trail system only a few steps away. All plumbing and Electrical has also been upgraded. The basement could be converted to a suite with its own separate entrance. This home features loads of natural sunlight and a functional floor plan. 1.5 bathrooms, with a third bathroom plumbed in, in the basement. Stainless steel appliance package and oak cupboards. It has newer vinyl windows and doors. High efficiency furnace and central air conditioning. Smoke free pet friendly home. An added bonus is RV parking ! Don't wait book a showing today !