



GRASSROOTS
REALTY GROUP

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

**1230 1 Avenue NW
Drumheller, Alberta**

MLS # A2254327



\$519,000

Division:	Midland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,699 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Attached, Driveway, RV Access/Parking		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Pie Shaped Lot, Street Light		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	ND
Foundation:	Block	Utilities:	-
Features:	Bidet, Ceiling Fan(s), No Smoking Home, Pantry, Vaulted Ceiling(s)		

Inclusions: Garden Shed, Above Ground Pool, Hot Tub, Hutch & Shelves in Kitchen, Garden Boxes

Located in a quiet cul-de-sac in lower Midland, this comfortable and well-kept 2-storey home in Marshall Estates is a great fit for families. With St. Anthony's K–12 School, playgrounds, the Red Deer River, and walking/biking trails all nearby, it's a great spot for both convenience and outdoor fun. Inside, the main floor is bright and open, thanks to the large windows that let in lots of natural light. The kitchen is well laid out with newer appliances, a big pantry for extra storage, and handy under-cabinet lighting. You'll also find main floor laundry here, making everyday chores a little easier. Upstairs, there are three bedrooms, including a good-sized primary bedroom with big windows, a walk-in closet, and a roomy ensuite that includes double sinks—perfect for sharing. The fully finished basement adds even more space with two more bedrooms, another bathroom, and a family room that's great for relaxing or letting the kids hang out. Outside, enjoy a large pie-shaped lot that's tailor-made for family fun and entertaining. Relax on the covered deck or soak in the hot tub, there is also ample space for kids to play or host summer gatherings. Don't miss your chance to own this exceptional family home in a peaceful, family-friendly neighborhood with excellent amenities just steps away!