



GRASSROOTS
REALTY GROUP

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**414 9 Street E
Drumheller, Alberta**

MLS # A2254391



\$339,900

Division:	Riverview Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,176 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Treed		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Wood Siding
Foundation:	Poured Concrete
Features:	Crown Molding, Open Floorplan, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	ND
Utilities:	-

Inclusions: Big Table, Shelving in Storage Room, Garage opener + Remote

Located in Riverview Park ! This traditional Bungalow has a family friendly floorplan and has been lovingly cared for. Open concept living with formal dining, spacious living room, kitchen with pantry and breakfast bar. With 3 bedrooms on the main (one has washer/dryer but can easily be moved back downstairs) and 4 piece bathroom. Downstairs a Large Rec room, Storage/ workshop area, and a 4th bedroom (window may not be egress) and a 3pc bathroom. Outside you'll find the landscaped partially fenced yard with mature trees, fire pit and patio. Large driveway for additional parking and a trunkline 12x22 duplex garage to keep the car happy. With crown molding, central air and upgraded windows don't miss out on a great house in such a Desirable Neighbourhood !