



GRASSROOTS
REALTY GROUP

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**1111 2 Avenue W
Drumheller, Alberta**

MLS # A2254454



\$357,500

Division:	Newcastle		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,265 sq.ft.	Age:	1949 (76 yrs old)
Beds:	5	Baths:	3
Garage:	Attached Carport, Double Garage Detached, Off Street		
Lot Size:	0.31 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub		

Inclusions: Fridge, Stove, Washer, Dryer, Window Coverings, Downstairs Bed, Shelving in Quonset and Shed, Lawnmower. Dishwasher AS-IS
Not in use

MASSIVE 100x135 LOT IN NEWCASTLE ! This Property features a Fenced landscaped lot with garden patch, fire pit, off street parking, 24x33 Quonset with mezzanine, 15x24 garage for storage, and a She Shed. Inside the home features small spaces for everyone. Upstairs 3 cozy bedrooms, while the main floor offers spacious living room, storage pantry, 3pc bathroom with laundry, Kitchen with dining nook, and Primary bedroom with 5pc ensuite. Downstairs a 5th bedroom, 3rd bathroom, rec room, sauna, more storage and a flex space with 2nd laundry hookups. Appliances included, Central Air, Wood Stove, New furnace parts, and Newer shingles make this home complete. Looking for room to grow and space for all your stuff ?