



**GRASSROOTS**  
REALTY GROUP

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**282 1 Street W**  
**Drumheller, Alberta**

**MLS # A2254505**



**\$225,000**

<b>Division:</b>	Downtown Drumheller		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	896 sq.ft.	<b>Age:</b>	1952 (73 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Attached, Driveway, Garage Door Opener, Gara		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Many Trees, Rectangular Lo		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Linoleum, Wood

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stucco

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), Open Floorplan, Wet Bar

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** DT

**Utilities:** -

**Inclusions:** Shed

**\*\*\*AFFORDABLE FAMILY HOME ON A LARGE FENCED LOT WITH DEVELOPED BASEMENT AND ATTACHED GARAGE\*\*\*** Located in the beautiful downtown Drumheller this fully developed family home is ready for quick possession!!! Some features of this affordable fully developed bungalow include 3 bedrooms total, 2 bathrooms, open kitchen and living room with hardwood floors, upgraded electrical panel, high efficiency furnace and shingles, developed basement with large family room and wet bar plus 40 x 12ft attached garage!!! All on a fully fenced 6,000sqft well treed lot in the heart of downtown Drumheller and the numerous amenities it has to offer!!! **\*\*\*WALKING DISTANCE TO PARKS, PLAYGROUNDS, BADLANDS COMMUNITY FACILITY AND DRUMHELLER'S SCENIC NATURE TRAILS\*\*\***