



GRASSROOTS
REALTY GROUP

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121 7 Street W
Drumheller, Alberta

MLS # A2256571



\$629,900

Division:	Downtown		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,522 sq.ft.	Age:	1990 (35 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.27 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Garden, C		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)		
Inclusions:	downstairs wall heater, downstairs refrigerator		

Serene riverfront living at its best - launch your kayak right from your own backyard. This spacious two storey home in a quiet and peaceful neighbourhood offers over 2,500 square feet above grade along with a newly finished basement completed in 2024. The main floor is designed for both function and comfort, featuring a bright and open living and dining room, a generous kitchen with endless cabinetry, a cozy family room with fireplace, a dedicated office, and the convenience of main floor laundry. Upstairs, the expansive primary bedroom is paired with a large ensuite, while two additional bedrooms and another full bathroom provide plenty of room for family or guests. The new basement development adds tremendous versatility with two bedrooms, a family room, and a full bathroom. Large egress windows bring in natural light, and the basement also includes laundry hookups and a fully roughed in kitchenette with a private entrance. This setup is ideal for a future legal suite or an inviting Airbnb option. The outdoor living spaces are just as impressive. Enjoy breathtaking river views from your patio while hosting summer barbecues or relaxing in the evening. Pride of ownership is clear throughout, the neighbours are welcoming, and new fibre optic internet ensures reliable high speed connectivity. This property combines space, lifestyle, and one of Drumheller's most desirable locations, making it an exceptional opportunity for families, investors, or anyone seeking a peaceful riverfront retreat.