



**GRASSROOTS**  
REALTY GROUP

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

**106 Aerial Crescent  
Drumheller, Alberta**

**MLS # A2257073**



**\$329,900**

<b>Division:</b>	Rosedale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	956 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	ND
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** shed, portable ac unit

Welcome home! This sparkling clean and lovingly maintained 4 BR, 2 bath home is move in ready and could be a quick possession. Located in a quiet cul-de-sac with great neighbors and kids of all ages (littles to babysitting age), this bilevel offers off- street parking with enough room for your RV too. Want a garage? There is plenty of room in the backyard! The kids will love the playset and that there is room for a trampoline. The main floor features vaulted ceilings, a comfortable living room, a modern kitchen with eating area, and a back deck for soaking up the sunshine! There are two bedrooms upstairs and two more downstairs, so everyone has lots of space to spread out. In the basement, there is also a family room, spacious laundry area, and tons of storage. This one checks all the boxes and at this price, it won't last long!