



GRASSROOTS
REALTY GROUP

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

**690 3 Avenue W
Drumheller, Alberta**

MLS # A2257161



\$195,000

Division:	Downtown		
Type:	Residential/House		
Style:	Bungalow		
Size:	553 sq.ft.	Age:	1936 (89 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space, See Remarks	LLD:	-
Exterior:	Vinyl Siding	Zoning:	ND
Foundation:	Wood	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Sump Pump(s)		

Inclusions: None

What a unique property! This listing is for 2 permitted residences on the same lot. The larger house is a bachelor-style, open-concept suite with a full bathroom and kitchen, while the converted-garage has a 3 piece bathroom with potential for a kitchenette. The garage was used as a massage studio and has its own hot water tank and power meter, so the 2 units can almost be run independently of each other except for the joined water meter. Both units can be rented out or live in one and rent out the other. Located close to downtown and other amenities, this unique property could tick a lot of boxes from an investment standpoint. A little bit of sweat equity will go a long way, the perfect property for a savvy investor.