



GRASSROOTS
REALTY GROUP

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1219 1 Avenue W
Drumheller, Alberta

MLS # A2258622



\$330,000

Division:	Newcastle		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,040 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Heated Garage, On Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	ND
Foundation:	Piling(s)	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: Shed & Some Furnishings are Negotiable

Welcome to this beautifully maintained 3-bedroom, 2-bathroom manufactured home, built in 2020 and nestled on a quiet street in the heart of Newcastle. Bright and airy, the home features stunning large windows that flood the living space with natural light, creating a warm and inviting atmosphere. The well-designed kitchen offers ample counter space, a spacious pantry, and newer appliances—perfect for everyday living and entertaining. The open layout makes it easy to enjoy time with family or guests. Step outside to your low-maintenance yard and unwind on the large covered composite deck, offering excellent privacy and a peaceful place to relax. A detached, heated double car garage provides plenty of room for vehicles, storage, or hobbies. Enjoy the best of Newcastle living—just a short walk to the river, park, beach, and walking/biking paths.