



GRASSROOTS
REALTY GROUP

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

409 12 Street E
Drumheller, Alberta

MLS # A2260285



\$435,000

Division:	Riverview Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,020 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Gazebo		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: garage door opener and remotes, hot tub, gazebo, anything else left at the convenience of the seller (and deemed to have no value)

Pictures don't do this place justice! From the stunning kitchen renovation, to the beautifully landscaped backyard, to the oversize garage with loft...you need to experience this one in person to fully appreciate all the details. 5 bedrooms, 2 full bathrooms, living room with fireplace, updated electrical panel, furnace, ac unit, etc. If you're looking for a Riverside bungalow, in a great location, with a garage that dreams are made of, this one needs to go on your must see list. And to help you finish off the last touches, rather than picking the wrong paint colour or style of trim, the seller is offering a \$500 gift card to the store of the purchaser's choice so you can get exactly what you'd like!