



GRASSROOTS
REALTY GROUP

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**414 8 Street East
Drumheller, Alberta**

MLS # A2260296



\$334,800

Division:	Riverview Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	948 sq.ft.	Age:	1960 (65 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Alley Access, Concrete Driveway, Garage Door Opener, Garage Faces Rear,		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Light		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, French Door, Wet Bar		

Inclusions: Two small storage units in back yard, fridge downstairs, some furniture may be negotiable.

TRULY IMMACULATE RIVERSIDE BUNGALOW ON A BEAUTIFULLY LANDSCAPED 6,250SQFT TREED LOT The moment you arrive at this meticulously maintained Riverside home it just might be love at first sight!!! Located on a quiet street in beautiful Riverside one of Drumheller's most highly desired area's this partially renovated bungalow is sure to impress both inside and out!!! Some features of this fully developed family home include 2 bedrooms plus office, 1 and 1/2 bathrooms featuring large main bathroom with walk-in tile shower, spacious living room with an abundance of natural light, partial renovated kitchen with loads of cabinets and counter space, upgraded French doors leading to your relaxing 18 x 12ft rear deck, central air, central vac, fully developed basement with large family room showcasing a wood burning fireplace and wet bar great for entertaining plus 14 x 24ft detached garage!!! All on a well landscaped 50 x 125ft fenced lot with a 15 x 35ft rear drive way ideal for extra off street parking or RV space!!! ***ALL WALKING DISTANCE TO PARKS, PLAYGROUNDS, SCHOOLS, DRUMHELLER'S SCENIC NATURE TRAILS AND THE DOWNTOWN CORE***