



GRASSROOTS
REALTY GROUP

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**1148 Newcastle Road
Drumheller, Alberta**

MLS # A2263146



\$399,000

Division:	Newcastle		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,285 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Cork, Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, French Door, Jetted Tub		

Inclusions: Tv wall mounts

Located in one of Drumhellers most desirable neighborhoods, this spacious 4- bedroom, 3- bathroom bi-level offers the perfect blend of comfort and location. The main floor features hardwood floors, a bright and functional kitchen and an open-concept living and dining area. Enjoy the natural light and views from the sunroom overlooking the private backyard and green space. The fully finished lower level includes a large family room, additional bedroom and full bath- complete with a jetted tub! Brand new hot water tank!! Situated in a highly desirable area close to parks, walking paths and Newcastle beach, this home is perfect for families seeking space and tranquility. This beautiful home won't last long.