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## 92 Beech Street Drumheller, Alberta

MLS # A2265477



\$510,000

Division:	North Drumheller			
Type:	Residential/House			
Style:	Acreage with Residence, Bi-Level			
Size:	1,639 sq.ft.	Age:	1995 (30 yrs old)	
Beds:	6	Baths:	2	
Garage:	Additional Parking, Double Garage Attached			
Lot Size:	0.30 Acre			
Lot Feat:	Back Yard, Dog Run Fenced In, Landscaped			

**Heating:** Water: Forced Air Floors: Sewer: Carpet, Linoleum Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Finished, Full Exterior: Zoning: Brick, Vinyl Siding ND Foundation: Wood **Utilities:** 

Features: Ceiling Fan(s), Closet Organizers, French Door, Natural Woodwork

Inclusions: Hot tub and pool table are included

Welcome to north Drumheller and this beautiful family home, ready for its next family. Located on one of Drumhellers most sought-after streets, this 6 bedroom plus bonus room, 2 bathroom home is perfect for growing families, multigenerational living, or anyone wanting extra room to spread out. Enjoy the huge yard with a fenced in dog-run, and underground sprinklers, ideal for kids, pets, gardening, or entertaining. The large garage and RV parking mean that everything can be stored safely at home. Enjoy grilling on the large deck and relax under the stars in your new hot tub. Inside you'll find a bright and functional layout, generous sized bedrooms, vaulted ceilings, loads of storage and oodles of potential to make it your own. Located on a dead-end street with minimal traffic and great neighbours, homes like this don't come up very often- don't miss your opportunity to own a spacious property in a truly exceptional location. Seller has also included a \$10,000 flooring bonus to the buyer because they understand that the new owner would like shing new flooring in this beautiful home!!