



GRASSROOTS
REALTY GROUP

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**704 Bankview Drive
Drumheller, Alberta**

MLS # A2266785



\$380,000

Division:	Bankview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,120 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Laminate Counters		

Inclusions: Negotiable

Discover this charming bungalow featuring 3 bedrooms on the main level and 1 additional bedroom in the fully developed basement. With 3 bathrooms, including a convenient 2-piece en suite, this home offers comfort and functionality for the whole family. The spacious basement includes a large rec room and a bar, perfect for entertaining, plus plenty of storage space. A handy laundry chute adds extra convenience. Enjoy the comfort of air conditioning and relax in the cozy three-season sunroom just off the back door. The insulated, heated double 24X 26 car garage is equipped with 220 power, offers ample workspace, while the fully fenced yard includes a fire pit, shed, and large gate are perfect for parking a trailer. A gas line for the barbecue adds convenience for outdoor gatherings. All major appliances are included: fridge, stove, washer, dryer, and dishwasher. Located in a great neighbourhood with a low-maintenance exterior, and lots of parking this home is move-in ready and perfect for a growing family or those who love to entertain. Don't miss out on this fantastic opportunity!