



GRASSROOTS
REALTY GROUP

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

**204B 9 Avenue SE
Drumheller, Alberta**

MLS # A2267011



\$224,000

Division:	Huntington		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,056 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Underground		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Soaking Tub, Vinyl Windows, Wood Counters		

Inclusions: Shed, large desk

This renovated semi-detached home is priced to sell ! Featuring one level living with a functional floorplan. Three bedrooms, one 4 piece bath and a large laundry/furnace room. Upgrades include vinyl windows, paint, insulation new concrete patios, new doors, all new stainless steel appliance package, European washer and dryer, underground sprinklers, new roof and vinyl siding. Off and on street parking and no condo fees Close to several amenities !! It needs to be viewed to be truly appreciated. Don't wait book a showing today !! Sellers are motivated ! Bring us an offer !!