



GRASSROOTS
REALTY GROUP

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**835 3 Avenue
Drumheller, Alberta**

MLS # A2271523



\$249,900

Division:	Downtown		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,006 sq.ft.	Age:	1925 (100 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in		

Inclusions: Underground sprinkler system, shedx2

Downtown living with comfort, convenience, and flexibility. This well-cared-for home is perfectly positioned in a walkable downtown location, putting shops, coffee, and daily essentials just steps from your door. Inside, you'll find two generously sized bedrooms plus a versatile den with a closet—ideal as a home office, hobby room, or guest space. Thoughtful main-floor living includes laundry conveniently located in the bathroom and a walk-in tub/shower combo, making everyday life easier and more accessible. Outside, enjoy a covered sitting area, a fully fenced yard, and the rare bonus of a double detached garage with an attached workshop—perfect for projects, storage, or extra parking. The basement offers excellent temperature-controlled storage, with existing plumbing already in place should you wish to add a half bath in the future. Whether you're downsizing, retiring, or simply looking for a low-maintenance home in a prime downtown spot, this one checks all the right boxes.