



**86 Poplar Street
Drumheller, Alberta**

MLS # A2271538



\$150,000

Division: North Drumheller

Type: Residential/Manufactured House

Style: Modular Home

Size: 938 sq.ft. **Age:** 1975 (51 yrs old)

Beds: 3 **Baths:** 1

Garage: Double Garage Detached

Lot Size: 0.09 Acre

Lot Feat: Back Lane, City Lot

Heating: Forced Air, Natural Gas

Water: -

Floors: Laminate

Sewer: -

Roof: Metal

Condo Fee: -

Basement: None

LLD: -

Exterior: Aluminum Siding

Zoning: ND

Foundation: None

Utilities: -

Features: Ceiling Fan(s)

Inclusions: No

This 3-bedroom home on its own 33' x 120' lot offers strong value for first-time buyers or investors. Inside you'll find a practical layout with mostly laminate flooring, tile in the bathroom, and a functional 4-piece bath. The property also includes a 22 x 24 detached garage, providing excellent storage or workshop space. Currently tenant-occupied with rent of \$950/month, this home can continue as a revenue property or be personalized to suit your needs. With some personal touches, it has great potential to become a comfortable, affordable home in a convenient location. A solid opportunity for anyone looking for a property with room to build equity.