



GRASSROOTS
REALTY GROUP

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**1914 North River Drive
Drumheller, Alberta**

MLS # A2273003



\$350,000

Division:	Midland		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,392 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Quad or More Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Stucco	Zoning:	ND
Foundation:	Block	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Vinyl Windows		

Inclusions: Treehouse, anything left at time of possession

First time ever on the market! Proudly built and lovingly owned by the original owners, this truly one-of-a-kind property is packed with space, function, and opportunity. The home features an open layout with huge rooms, four bedrooms, two bathrooms, and two kitchens—perfect for extended family living, rental potential, or creative customization. Comfort is covered with two furnaces, a cozy wood-burning stove, and updated windows (2023). The primary bedroom previously housed a Jacuzzi, offering the option to re-create a private spa retreat. The oversized garage (built in 1980) includes 220 power, a workshop, making it ideal for hobbyists, trades, or serious storage needs. The property has chain-link fence, great yard space and the views are absolutely amazing. Built in 1969, this home has solid bones, loads of potential, and a layout that invites you to make it your own. Opportunities like this don't come along often—come take a look and imagine the possibilities