



**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.