



GRASSROOTS
REALTY GROUP

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**830 Birchwood Close
Drumheller, Alberta**

MLS # A2273712



\$249,000

Division:	Bankview		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,000 sq.ft.	Age:	1987 (39 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	ND
Foundation:	Other	Utilities:	-
Features:	Ceiling Fan(s), French Door, Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: Vivint Alarm System

Located on a quiet cul-de-sac this semi-detached home offers 1000 sq ft of one level living space. This home features two large bedrooms, 4 piece bathroom, spacious living room with a gas fireplace, central air, high efficiency furnace, main floor laundry and a single attached garage. French doors lead to a private fenced backyard (3036 sq ft). Beautiful view of the badlands and no neighbors behind this home. Don't wait book a showing today !!