



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**133 1 Street  
Drumheller, Alberta**

**MLS # A2278647**



**\$260,000**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	803 sq.ft.	<b>Age:</b>	1940 (86 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	DT
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** stove, fridge, washer, dryer

Located in the heart of Downtown Drumheller, this charming bungalow offers a fully fenced yard complete with a cozy firepit, and mature greenery, creating a private outdoor retreat. Inside, the home retains much of its original character while benefiting from several key upgrades. The functional layout features three bedrooms, main floor laundry, and comfortable living spaces ideal for both everyday living and guests. ome with character, updates, and strong investment potential.