



**104 23 Street NW  
Drumheller, Alberta**

**MLS # A2284602**



**\$300,000**

<b>Division:</b>	Midland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,317 sq.ft.	<b>Age:</b>	1950 (76 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	ND
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** Patio Set

Located in Midland close to walking paths, the Red Deer River, Community Hall, playground and New Rink. Short Drive or bike to Hospital, Museum, and Golf Course. This Bungalow Offers living room with wood burning fireplace and hardwood floors. 3 spacious bedrooms on the main floor and a 4pc bathroom. Large eat in kitchen with loads of West facing light. Front patio access for morning coffee or sunset evenings. Basement features vintage rec room, amazing storage, 4th bedroom, 3pc bathroom, laundry with sink and cabinetry that could convert to kitchenette should you find yourself in with a roommate. Outside the fenced backyard has a concrete patio, 2 sheds, fire pit, 7pc patio set and an attached greenhouse. House has a Metal roof, Central Air and is move in ready. Some furniture could be negotiable. Don't miss out.