



**830 Birchwood Close  
Drumheller, Alberta**

**MLS # A2286472**



**\$269,900**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,000 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Garage Faces Front, Single Garage		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Private, Street Lighting		

<b>Heating:</b>	High Efficiency, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding	<b>Zoning:</b>	ND
<b>Foundation:</b>	Other, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), French Door, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows		

**Inclusions:** NA

NO HOA Fees, NO age limit !!! Located on a quiet cul-de-sac this semi-detached home is turn key and offers 1000 sq ft of one level living space. This home features two spacious bedrooms, 4 piece bathroom, dining/living room combined 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 oasis. Upgrades include new luxury vinyl plank flooring, linoleum, paint, new furnace motor and recent furnace service, bathroom fan, new pex plumbing throughout, light fixtures, baseboards, bathroom and fireplace tile and thorough cleaning. Beautiful view of the badlands and no neighbors behind this home. Don't wait book a showing today !! Quick possession available !!