



**235 2 Street W  
Drumheller, Alberta**

**MLS # A2286581**



**\$299,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,507 sq.ft.	<b>Age:</b>	1945 (81 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Asphalt, Single Garage Detached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	DT
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Storage		

**Inclusions:** All unattached as is condition.

**Downtown Opportunity with Character & Potential** If you've been waiting for something affordable in the heart of downtown with room to make it your own &mdash; this is it. This charming older home offers a functional layout with space where it matters. A formal dining room, sizable living room, and a spacious primary bedroom featuring its own private three-piece ensuite &mdash; a rare bonus in homes of this era. Additional bedrooms one up and one down plus full bathrooms provide flexibility for family, guests, or a home office. Main-floor laundry with a convenient sink and back entry adds everyday practicality, and the boiler heating system with heat exchanger offers steady, reliable comfort. Out back, you'll find a covered rear deck, good yard space, lots of parking and single detached garage &mdash; ideal for parking, storage, or a small workshop setup. Yes, there's room here to update and add your own style &mdash; and that's exactly the opportunity. For buyers who aren't afraid of a little vision, this home offers the chance to build equity in a desirable downtown location. The bones are here. The space is here. The potential is here. Now it just needs someone ready to make it theirs.