



**1605 4 Avenue SW
Drumheller, Alberta**

MLS # A2287154



\$579,900

Division:	Newcastle		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,841 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Views		

Heating:	Forced Air, Natural Gas, Pellet Stove	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Aluminum Siding	Zoning:	ND
Foundation:	Perimeter Wall, Piling(s), Poured Concrete, See Remarks	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Breakfast Bar		

Inclusions: N/A

Set on a massive 10,500 sq. ft. estate-style lot in Newcastle, this fully finished bungalow offers rare space, utility, and long-term value in the heart of Drumheller. At approximately 1,840 sq. ft. above grade, this single-level home provides comfortable, functional living with the convenience today's buyers are prioritizing, no stairs required. The property features an oversized 22x24 double garage, RV parking with 30-amp hookup, dual driveways, and room for tools, toys, trailers, or a home-based setup. For buyers relocating from larger centres, this is an opportunity to trade density for space, enjoy a 1/4-acre residential lot, privacy, and secure storage while remaining minutes from town amenities and tourism landmarks. Inside, recent renovations blend warmth and modern utility. The kitchen features extended custom cabinetry, quartz peninsula workspace, soft-close drawers, ceramic apron-front sink, and updated LG appliances. The living space showcases upgraded finishes, new flooring, fresh paint, and a distinctive wood feature wall. The primary suite includes a whirlpool tub, tiled shower with seating, and double vanity. In total, the home offers 4 bedrooms and 3 bathrooms, providing flexibility for families, guests, or work-from-home needs. Efficiency and durability are standout features: Steel roofing on both home and garage. Rockwool insulation & R60 attic insulation. Pellet stove heating up to 2,000 sq. ft. New electrical panel & wiring. Heated, insulated crawlspace. New doors & windows. Outdoor living is equally impressive with multiple deck areas, an 18x27 patio with fire pit, gazebo lounge space, established apple trees and berry bushes, and a fully fenced yard designed for low maintenance. Backing near the world-recognized Passion Play site and just minutes to trails, parks, live theatre, and the Royal Tyrrell Museum, this property blends

lifestyle, land value, and long-term usability. For buyers seeking lot size, garage capacity, and functional space at a price point rarely found in larger centres, this is a compelling opportunity. Book your private viewing today.