



**1318 Newcastle Trail  
Drumheller, Alberta**

**MLS # A2288452**



**\$329,900**

<b>Division:</b>	Newcastle		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	898 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Gazebo, Landscaped, Level, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	ND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** Gazebo, Patio Furniture

Newcastle Calling ! With newly paved streets, across from off leash area and badland hills views. This Bi-Level has been rejuvenated and is ready for new owners ! The front porch welcomes you into the foyer with closet. Main floor offers 2 bedrooms, 4pc bathroom, open dining/ living room, kitchen with stainless appliances, new countertops and fresh tile backsplash being finished as we speak. Natural light fills the home even on gloomy winter days. Downstairs you'll find storage, rec room with corner gas fireplace, rough in for wet bar or kitchenette 3rd bedroom, a 3 piece bathroom, and laundry room with walk out to backyard. Fenced yard, Gas hookup for BBQ, gazebo with patio set , off street parking and older single garage with manual door for dry storage. Theres also a fenced dog run with gravel. Upgrades include but not limited to newer mechanicals including central air, flooring, light fixtures, some drywall and paint. This home is move in Ready with Quick possession available.