



**310 17 Street NW  
Drumheller, Alberta**

**MLS # A2291713**



**\$255,000**

<b>Division:</b>	Midland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	745 sq.ft.	<b>Age:</b>	1950 (76 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Parking Pad		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Corner Lot, Fruit Trees/Shrub(s), Landscaped, Level, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Garbage Collection
<b>Features:</b>	Built-in Features		

**Inclusions:** No

Love gardening, relaxing outdoors, or need space for your RV and toys? This property offers incredible potential with its spacious 75 x 135 corner lot and a fantastic 24 x 40 garage/workshop, perfect for hobbies, projects, or extra storage. There's also a large concrete pad to the west, giving you even more room for parking or workspace. Enjoy peaceful evenings on the wrap-around deck while taking in the beautiful west-facing views toward the provincial park. Inside, the home features gas appliances and a cozy gas fireplace, helping keep utility costs efficient while adding comfort and warmth. If you've been looking for a property with room to grow, space to work, and a yard to truly enjoy, this could be the one. Come take a look and imagine the possibilities!