



**88 Villa Street  
Drumheller, Alberta**

**MLS # A2292746**



**\$309,500**

<b>Division:</b>	North Drumheller		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,295 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	ND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, High Ceilings, No Smoking Home, Vinyl Windows		

**Inclusions:** Deck railing left in boxes for front deck

Welcome to this charming 4-bedroom, 1.5-bath bungalow nestled on the highly sought-after Villa Street. Surrounded by large, mature trees, this property offers both privacy and a serene outdoor setting, complete with a fully fenced yard and plenty of space for gardening enthusiasts to create their own oasis. Inside, you'll find a bright and inviting layout with large windows that fill the home with natural light, creating a warm and airy atmosphere throughout. The main level features three well-sized bedrooms, while the partially finished basement includes a fourth bedroom and an expansive open area ready for your personal touch—whether you envision a recreation room, home gym, or additional living space. Car lovers and hobbyists will appreciate the convenience of both an attached single-car garage and a detached double-car garage, offering exceptional storage and workspace options. Ideally located just moments from the river, scenic walking and biking trails, playgrounds, and downtown amenities, this home combines comfort, space, and an unbeatable location.