



**1335 4 Avenue SW  
Drumheller, Alberta**

**MLS # A2293216**



**\$365,000**

<b>Division:</b>	Newcastle		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	998 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Landscaped, Standard Shaped Lot		

**Heating:** Forced Air, Natural Gas

**Water:** Public

**Floors:** Laminate

**Sewer:** Sewer

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Stucco

**Zoning:** ND

**Foundation:** Poured Concrete

**Utilities:** Garbage Collection

**Features:** No Smoking Home

**Inclusions:** Shed

Move-In Ready Family Home &mdash; Quick Possession Available! This beautifully maintained 3+1 bedroom family home is ready for you to move right in &mdash; nothing to do but unpack your boxes! Enjoy the open floor plan, perfect for family living and entertaining. The heated double detached garage is ideal for those cold winter days, and the large fully fenced backyard offers plenty of space for kids, pets, or summer barbecues. The basement is wired and plumbed for a kitchenette, giving you flexibility. Recent updates include a new roof, furnace, hot water tank, paint, and flooring &mdash; all the big-ticket items are already taken care of! Homes like this don&rsquo;t come along every day &mdash; book your showing today and see the value for yourself!