



**150 9 Street NW
Drumheller, Alberta**

MLS # A2295079



\$699,900

Division:	Midland		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,729 sq.ft.	Age:	1966 (60 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.93 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

Heating:	Boiler	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Garage Door Opener

Tucked away on one of Drumheller's most sought-after streets, this exceptional home offers the perfect balance of elegance, comfort, and space—set on a beautifully expansive 1-acre lot that feels like your own private retreat, right in town. From the moment you arrive, there's a sense that this home is something special. A charming circular driveway, gracefully framed by mature trees welcomes you in and provides ample parking for up to 6 vehicles - setting the tone for both convenience and curb appeal. Step inside to a grand foyer where a stunning spiral staircase with custom iron railing and a sparkling chandelier creates an unforgettable first impression. The home unfolds into thoughtfully designed spaces that are both refined and welcoming—perfect for everyday living and effortless entertaining. The main floor invites connection, featuring a spacious kitchen designed as the heart of the home, with room to gather, cook, and linger. Surrounding it are a formal dining room for special occasions, an elegant living room, a cozy family room, and a dedicated office—giving everyone their own space while still feeling connected. Just off the kitchen, step out onto the expansive deck and take in the peaceful surroundings. Upstairs, you'll find four generously sized bedrooms, including a beautiful primary retreat complete with its own fireplace, walk-in closet, and a well-appointed ensuite with dual vanities. A full family bathroom and convenient upper-level laundry make daily life that much easier—one of three laundry areas thoughtfully placed throughout the home. The fully developed basement adds even more versatility, whether you envision a media room, home gym, play space, or all three. A large cold room provides incredible storage for pantry items or preserves—practicality meets possibility. Outside, the lifestyle

continues. The heated double attached garage offers comfort year-round, while the sprawling yard creates endless opportunities—room to relax, entertain, or simply enjoy the quiet beauty of your surroundings. With recent updates and ongoing improvements, including newly completed berm work and upcoming tree planting, this property continues to evolve into something truly special. This isn't just a house—it's a place where holidays are hosted, milestones are celebrated, and everyday moments become lasting memories. A home like this doesn't just check the boxes; it creates a lifestyle.