



**97 Villa Street
Drumheller, Alberta**

MLS # A2297891



\$250,000

Division:	North Drumheller		
Type:	Residential/House		
Style:	Bungalow		
Size:	668 sq.ft.	Age:	1949 (77 yrs old)
Beds:	1	Baths:	1
Garage:	Driveway, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	ND
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home		

Inclusions: Window Coverings, Laundry Sink, Tarp Shed, Metal Shed, Gazebo

Welcome to this charming, move-in ready home that truly has it all! Thoughtfully updated with all the “bells and whistles,” this property offers peace of mind and modern comfort throughout. Recent upgrades include a 100 amp electrical panel, newer shingles, some updated windows, a new front door, and one-year-old siding, soffit, and fascia—making this home as solid as it is stylish. Step outside and enjoy the new front deck—perfect for morning coffee or relaxing evenings. The generous, fully fenced yard (completed within the last year) provides plenty of space for outdoor living, pets, or gardening. Plus, central air conditioning ensures you’ll stay cool and comfortable during those warm Drumheller summers. Inside, the home is clean, bright, and welcoming, featuring newer flooring throughout. The cheerful kitchen is a standout space—cozy, functional, and sure to make cooking a joy. The current layout includes a formal dining room (converted from a bedroom), which can easily be reverted back to create a two-bedroom home if desired. Ideally located close to walking and biking trails, downtown, and all essential amenities, this home offers both convenience and lifestyle. She may be petite, but this home is full of personality, charm, and quality updates—proof that great things come in small packages. Don’t miss your chance to own this truly turn-key property!