



**409 9 Street E  
Drumheller, Alberta**

**MLS # A2298950**



**\$334,900**

<b>Division:</b>	Riverview Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,105 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	ND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** Shed

Great Buy in Riverside ! Just steps from the Valleys Trail system, Park, River and Playground. This Bungalow offers 3 Bedrooms on the main with a 4pc bathroom, formal dining, and kitchen with pass through to living room. Downstairs a rec room, den, 2 bedrooms and another bathroom. Attached 17x26.5 garage, fenced yard with patio, shed, and off street parking in the back. With upgraded Shingles, windows, flooring, Newer Furnace and Sewer line makes this home move in ready.