



415 12 Street E
Drumheller, Alberta

MLS # A2298982



\$424,900

Division:	Riverview Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,025 sq.ft.	Age:	1968 (58 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: Portable Bar

Welcome to this well maintained classic 1968 bungalow in the desirable Riverside (River Park) Community of Drumheller. Offering 1025 sq ft functional living space, this home features 4 bedrooms (2 up & 2 down) and 2 baths one on each level. The interior has been carefully maintained and features a warm, classic feel, highlighted by hardwood flooring in the living room and a bright, inviting main level. The lower level includes a spacious rec room with a dry bar cabinet, bedrooms, laundry and storage. Enjoy the mature, fully fenced yard with a private patio area, perfect for outdoor living and rain barrels for added convenience and efficient watering. You'll appreciate the durable metal shingles, foam insulation, hardie board siding, R-40 attic insulation, adding long term value. The spacious 23x27 heated garage, well insulated (R-30), featuring an 18 ft door, workbench and central vac. Plus, easy alley access and extra parking. Situated in a quiet, established neighborhood close to parks, walking paths and the Red Deer River. This property offers a great opportunity to enjoy small town living with nearby amenities.