



**220 3 Street E  
Drumheller, Alberta**

**MLS # A2300399**



**\$389,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,135 sq.ft.	<b>Age:</b>	1962 (64 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Vinyl Siding	<b>Zoning:</b>	ND+
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Storage, Vinyl Windows, Wood Counters		

**Inclusions:** Garden Shed, Window Coverings, Wood Shelves in Laundry Room, Shelves in Garage

This charming 1,135 sq ft bungalow has been lovingly maintained and is ready for its next owners. Ideally located in the heart of downtown, you'll enjoy easy access to shopping, the Badlands Community Facility, scenic walking and biking trails, the skate park, and the Aquaplex. From the moment you arrive, the home's great curb appeal and inviting front porch set the tone—perfect for relaxing and watching the world go by. Inside, you'll find beautiful original hardwood floors in excellent condition, along with three comfortable bedrooms. The primary bedroom features its own full ensuite. The updated kitchen is both stylish and functional, complete with butcher block countertops and ample cabinet space. Downstairs, the finished basement offers even more living space, including a large family room, laundry area, a two-piece bathroom, and a versatile space that could easily be converted into a fourth bedroom. Outside, the fully fenced yard provides privacy and room to enjoy, while the detached heated double garage—with subpanel and 220V power—adds convenience and functionality. There is also additional parking available at the back. Key updates include a hot water tank (2 years old), house shingles (2016), garage shingles (2024), newer appliances, and a washer and dryer (2 years old). The electrical system has been updated, and sewer lines to the street have been replaced. Central air conditioning completes the package for year-round comfort. Don't miss your chance—this move-in-ready home won't last long