



**145 Centre Street  
Drumheller, Alberta**

**MLS # A2300711**



**\$269,900**

<b>Division:</b>	Downtown Drumheller		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,254 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape		

**Heating:** Baseboard, In Floor, Hot Water

**Floors:** Hardwood

**Roof:** Metal

**Basement:** Partial

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** DT

**Utilities:** -

**Inclusions:** window coverings, garage door opener and remote, shelving in basement, wall unit in living room, workbenches in garage

Location, location, location! In the heart of downtown, this bungalow is nestled in and looking for new owners. With its DT zoning, there are opportunities for commercial ventures or keeping it as a home. It's spacious, well maintained, and is priced for a quick sale! Features include two bedrooms, a unique kitchen that home cooks will appreciate, and a massive living room. The property is very low maintenance, there is off street parking, and a single car garage. The basement has been used for storage, kids' play area, and has a second bathroom. This one needs to be seen to be truly appreciated!