



**706 2 Street SE
Drumheller, Alberta**

MLS # A2301372



\$380,000

Division:	Huntington		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,159 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Jetted Tub, Open Floorplan		

Inclusions: Refrigerator, stove and microwave in the suite is included as well.

Welcome to this well-maintained 4-bedroom, 2 bathroom home offering space, versatility, and in a great location. Featuring a bright and open kitchen perfect for entertaining, this home flows seamlessly into the main living areas, highlighted by beautiful hardwood floors that add warmth and character throughout. With three bedrooms up and one down, this property also includes a non-conforming basement suite-ideal for extended family, guests or potential rental income. The layout provides flexibility for a variety of living arrangements. Outside you’ll find a massive garage with plenty of room for vehicles, storage, or a workshop. There is also a paved parking pad at the back, perfect for an RV or extra toys. Located in a highly walkable neighborhood, you’re just steps from local amenities, parks, schools, and shopping, making day-to-day living convenient and enjoyable. Whether you’re looking for an investment opportunity or a place to call home with income potential, this property checks all the boxes!