



**443 MABBOTT Road**  
**Drumheller, Alberta**

**MLS # A2181892**



**\$199,900**

<b>Division:</b>	Rosedale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	998 sq.ft.	<b>Age:</b>	1952 (73 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Driveway, Front Drive, Off Street, On Street, Oversized, R		
<b>Lot Size:</b>	0.41 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn, Private		

<b>Heating:</b>	Forced Air, Natural Gas, Wood, Wood Stove	<b>Water:</b>	Co-operative, Public
<b>Floors:</b>	Linoleum, Vinyl	<b>Sewer:</b>	Public Sewer, Pump
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Shingle Siding, Vinyl Siding, Wood Siding	<b>Zoning:</b>	(CSD)
<b>Foundation:</b>	Other	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Phone
<b>Features:</b>	Closet Organizers, Soaking Tub, Storage		

**Inclusions:** Brand new furnace (Dec 10/2024). Accept the RPR - "AS IS". Accept property 'AS IS', attach Schedule A.

Step into 443 Mabbott Road, an UPDATED BUNGALOW that radiates WARMTH, CHARACTER, + TIMELESS appeal. This 2-Bedroom, 1-Bathroom HOME offers a perfect balance of VINTAGE CHARM, + MODERN CONVENIENCE, ideal for those who value COMFORT on a .41 ACRE LOT!!! With 997.53 sq. ft. of living space on the main level, this Bungalow is thoughtfully designed for Families, Couples, or anyone looking to SIMPLIFY. The ARCHITECTURAL details such as Arched Doorways/Windows, + French Doors give it CHARACTER. The New Screen door INVITES you into the Kitchen, which is the 'HEART of the HOME' with GORGEOUS Modern Cabinetry including STORAGE/PANTRY, SS Appliances, QUARTZ Countertops, + Glass Tiled Backsplash. A WOOD-BURNING STOVE creates a COZY AMBIANCE to the main Living Room area, making it a perfect RELAXING spot after a long day or for having Movie/Game Nights. A New Patio Door makes it easy to head out to the Decks to ENJOY the AMAZING VIEWS. There is plenty of room for ENTERTAINING FAMILY, + FRIENDS. The HOME's WELCOMING layout invites you to settle in. A Dining Room accommodates a large table where LOVED ONES gather around, sharing LAUGHTER + MEMORIES. A 4 pc Bathroom with a Soaker Tub to escape the Hustle 'n Bustle of everyday life. The Primary Bedroom is a true RETREAT with a built-in bench beneath the window, offering a peaceful nook for reading, relaxation, or simply enjoying the view. The Second Bedroom is equally INVITING + VERSATILE, ready to adapt to your needs as a guest room or home office. Each room has been crafted with an eye for FUNCTIONALITY, making it easy to imagine yourself settling in. This HOME's undeveloped Basement adds STORAGE space, a BRAND-NEW FURNACE (95% efficiency-Dec 2024), a New

Electrical Panel, some NEW Plumbing Fixtures, + plenty of potential for future EXPANSION to grow as your needs change. The septic system is town water and is pumped out once a month; no septic field. The property's expansive 0.41-acre lot is designed to help you make the most of the Drumheller landscape. This Lot needs a bit of LOVE + CARE to make it your DREAM Backyard. With a Good-Sized garage (beside an old Miner's cabin - lots of history here!), Versatile Shop, + Generous Shed. There's ample space for STORAGE, HOBBIES, + PROJECTS. This HOME has had a complete reno, including Drywalled, Tongue/Groove 3' Plywood, + taking down trees that were dying. The Deck + Patio provide wonderful spaces to UNWIND, offering SCENIC VIEWS + TRANQUILITY that's hard to beat. With a welcoming community, + a lifestyle that emphasizes PEACE, this bungalow is more than just a HOME—it's an opportunity. Take a bike ride along the paved pathways + see what this area provides. There are 10 virtual staging photos in this listing. Don't miss your chance to experience all that this GREAT property offers; Book your Viewing TODAY!!!