



**GRASSROOTS**  
REALTY GROUP

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**304 7 Avenue SW  
Drumheller, Alberta**

**MLS # A2182149**



**\$157,500**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,003 sq.ft.	<b>Age:</b>	1922 (103 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	ND
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** Shed, Picnic Table

A Home to call your own ! This bungalow has had numerous upgrades and is move in ready. With New shingles and electric panel, heated porch, main floor laundry hookups, flooring and fresh paint to name a few features. 2 bedrooms, a 4 piece bathroom, Shed and off street parking. Don't miss out on this little Gem. 24Hrs Notice to View