



GRASSROOTS
REALTY GROUP

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**301 2nd Street E
Drumheller, Alberta**

MLS # A2200596



\$174,900

Division:	Downtown Drumheller		
Type:	Residential/House		
Style:	Bungalow		
Size:	660 sq.ft.	Age:	1925 (100 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Concrete, Mixed, Wood Frame, Wood Siding	Zoning:	DT
Foundation:	Combination	Utilities:	-
Features:	Granite Counters, No Smoking Home, Open Floorplan		

Inclusions: N/A

This cozy, 2-bedroom, 1-bathroom home is the perfect turn-key opportunity for first-time homebuyers, those seeking an Airbnb property, or anyone interested in a low-maintenance rental. Located in the heart of downtown Drumheller close to shops, restaurants, a new distillery, local brewery, the Badlands Community Facility and many great trails and paths. Offering comfort, style, and convenience, this home is ready to be lived in or rented out from day one! Open concept living with bright and airy living space. Enjoy main floor laundry with your new stackable washer and dryer. Upgraded electrical with 100 Amp service. Drumheller is one of Alberta's most popular tourist spots, especially for those interested in paleontology, nature, and history. The Royal Tyrrell Museum is a world-class facility, attracting over 500,000 visitors each year. Don't miss out on this great opportunity located in the beautiful Badlands.