



**GRASSROOTS**  
REALTY GROUP

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**57 Cedar Crescent  
Drumheller, Alberta**

**MLS # A2204297**



**\$299,000**

<b>Division:</b>	Greentree		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,008 sq.ft.	<b>Age:</b>	1967 (58 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	ND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** N/A

With 3 Bedrooms Up, Fenced yard with shed and steps from the playground. This property features off street parking, eat in kitchen with pantry and large living room. With new flooring, fresh paint and Central Air makes this home move in ready. Basement features a separate entrance with a one bedroom, kitchenette, egress window. If you want multi generational living with a little bit of privacy this would be ideal. Whether you are looking for yourself or for a rental This family friendly neighbourhood is a quick commute anywhere, close to school and shopping. Upgrades include Furnace, Hot water tank, Electrical, Central Air, Basement development. Please get preapproved and book showings with at least 24hr notice. Tenants but Negotiable Possession