



GRASSROOTS
REALTY GROUP

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**701 Secondary 576 Highway
Drumheller, Alberta**

MLS # A2207382



\$429,900

Division:	North Drumheller		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	899 sq.ft.	Age:	1950 (75 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	6.20 Acres		
Lot Feat:	Front Yard, Landscaped, Low Maintenance Landscape, Views		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Vinyl Plank	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	BD
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: Fridge, Stove, Washer, Dryer, Window Coverings, Garden Shed, Garden Boxes, Pergola, Chest Freezer

If you are looking for work/ life balance and have an idea, This may be the perfect fit. Located at the Intersection of Hwy 56/9 and AB 576 There is a great amount of traffic that will notice your adventure. With 2+1 Bedrooms, 2 bathrooms, and a dry concrete basement that is sure to impress. With Central Air and lots of Natural light. Outside you'll find raised garden beds, a Pergola, Garden shed, 12x50 Store with power and natural gas, a Miners shack, small horse shelter for storage, a 24x30 heated detached garage, a 40x12 CN Office with warehouse, and 25x45 Pole Barn with shelving. Loads of parking and on 6.2 acres. (3 Acres is hill , own a piece of the Badlands) Excellent Neighbours and located in the Town of Drumheller. Badlands District Zoning.