



GRASSROOTS
REALTY GROUP

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**260 2 Avenue
Drumheller, Alberta**

MLS # A2208131



\$252,900

Division:	East Coulee		
Type:	Residential/House		
Style:	Bungalow		
Size:	778 sq.ft.	Age:	1946 (79 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	29-27-18-W4
Exterior:	Metal Siding , Shingle Siding	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island		

Inclusions: n/a

\$20,000 price reduction, bring your offers! Brand new R40 insulation installed in the attic of this one bedroom, one bath gem in East Coulee. This house is perfect for those looking for a stylish contemporary home. Remodelled top to bottom, the house is full of custom features. The spacious kitchen boasts walnut countertops, quality stainless steel appliances, original exposed brick chimney and metal feature wall, enhanced by beautiful natural light. You will love the heated floors in the tiled bathroom/ mudroom area, and enjoy the deep soaker tub. The bedroom features a walk in closet, with built in storage and original barn door. The basement provides good dry storage. The outside is as impressive as the inside, with a huge wrap around deck, modern fencing, cosy fire pit and cute shed sitting on a large double lot, with room for rv pull through or garage. If you are thinking of trading city life for the country, the vibrant community of East Coulee in the scenic Drumheller Valley is a quick 1 1/2 hr drive from Calgary, with many recreational opportunities, including hiking, swimming, kayaking and birdwatching. This unique community appeals to creative people, with museums, clay studio, pancake breakfasts, seasonal outdoor cafe and great neighbours-this home really does stand out from the rest!