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## 1216 1 Avenue NW Drumheller, Alberta

MLS # A2210638



\$529,900

Division: Midland Residential/House Type: Style: 2 Storey Size: 1,779 sq.ft. Age: 2004 (21 yrs old) **Beds:** Baths: 2 full / 1 half Garage: Double Garage Attached, Double Garage Detached, Off Street, Parking Pad Lot Size: 0.22 Acre Lot Feat: Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, No Neigh

**Heating:** Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Linoleum, Wood Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Finished, Full **Exterior:** Zoning: Mixed ND Foundation: **Poured Concrete Utilities:** Features: High Ceilings, Kitchen Island

Inclusions: Water Tank, Gas BBQ, Shed, AC, Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, Window coverings

Nestled in the sought after Marshall Estates in Midland. This 2 storey home features covered front porch, Great room with high ceilings, gas fireplace with mantle and loads of Natural light. Eat in kitchen with stainless appliance package, pantry and access to back deck, gas BBQ, fenced yard with garden spot and shed. Main floor also features powder room, laundry and primary bedroom with 4pc ensuite and walk in closet. Grand staircase will take you up to 3 generous sized bedrooms, and main bathroom with walk in shower. Downstairs a large Rec room with built in cabinetry and gas line for 2nd fireplace. 5th bedroom, rough in for bathroom, and good storage. Attached Garage AND A Detached heated garage. Loads off off street parking. With stunning Badlands Views and no neighbours behind, Don't Miss Out!