



GRASSROOTS
REALTY GROUP

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**41 2 Avenue N
Drumheller, Alberta**

MLS # A2213190



\$139,900

Division:	Rosedale		
Type:	Residential/House		
Style:	Bungalow		
Size:	708 sq.ft.	Age:	1927 (98 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	NCD
Foundation:	Other	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Welcome to Rosedale ! This one bedroom cottage style bungalow makes the perfect home, whether you are downsizing, first time home buying, relocating or looking to expand your real estate portfolio. Would make a good short term rental or 2nd home. Or Home occupation with good exposure right on Main Road. Upgrades include windows, siding, roof, mechanics and duct work, plumbing, and electrical, flooring and paint. Plenty of parking and quick possession available. With NCD Zoning To provide opportunities for focused community activity that functions as the social and economic heart of a neighbourhood. Development supports a high-quality pedestrian experience and thriving small business environment. Buildings should be oriented towards the street, with the possibility to have residential uses located on upper floors and commercial uses at grade.