



**150 9 Street NW  
Drumheller, Alberta**

**MLS # A2295079**



**\$609,000**

<b>Division:</b>	Midland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,729 sq.ft.	<b>Age:</b>	1966 (60 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.93 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	ND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Garage Door Opener

Tucked away on one of Drumheller's most prestigious and sought-after streets, this remarkable estate-style residence offers a rare opportunity to own nearly an acre of beautifully treed privacy right in town. More than just a home, this is a property that delivers a lifestyle—where elegance, comfort, and timeless character come together in a setting that feels both peaceful and unforgettable. From the moment you arrive, the sense of arrival is undeniable. A charming circular driveway framed by mature trees welcomes you home while offering ample parking for family and guests. The impressive curb appeal sets the tone for what awaits inside. Step through the doors into a stunning grand foyer where a sweeping spiral staircase with custom iron railing and a sparkling chandelier creates an unforgettable first impression. Thoughtfully designed for both refined entertaining and comfortable everyday living, the home offers an exceptional blend of warmth, sophistication, and functionality. At the heart of the home is a spacious kitchen designed for gathering—whether hosting holiday celebrations, intimate dinners, or quiet mornings overlooking the beautifully landscaped grounds. The surrounding living spaces include an elegant formal dining room, inviting living room, cozy family room, and dedicated office, creating flexibility for both family living and executive-style entertaining. Just off the kitchen, expansive outdoor living spaces invite you to relax and unwind while taking in the serenity of the mature yard—a setting rarely found within town limits. Upstairs, four generously sized bedrooms provide space for the entire family, including a luxurious primary retreat complete with its own fireplace, walk-in closet, and a beautifully appointed ensuite featuring dual vanities. A full family bathroom and convenient upper-level laundry add

to the thoughtful functionality of the home, with three separate laundry areas throughout. The fully developed basement offers endless versatility with space perfectly suited for a media room, fitness area, games room, or additional family living space. A large cold room adds exceptional storage and practicality. Outside, the property continues to impress. The heated double attached garage ensures year-round comfort, while the expansive grounds create a private retreat ideal for entertaining, gardening, relaxing, or simply enjoying the beauty and tranquility of your surroundings. Recent improvements, including newly completed berm work and upcoming tree planting, further enhance the long-term vision and privacy of this exceptional property. Properties like this rarely become available in Drumheller. Combining timeless elegance, incredible space, mature landscaping, and a truly irreplaceable setting, this is a home designed not only to be lived in—but remembered.