



**541 3 Avenue W
Drumheller, Alberta**

MLS # A2295488



\$265,000

Division:	Downtown		
Type:	Residential/House		
Style:	Bungalow		
Size:	805 sq.ft.	Age:	1950 (76 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: No

Charming, welcoming, and perfectly located! This delightful home offers the ideal blend of character, comfort, and convenience. Featuring two bedrooms on the main level and an additional bedroom downstairs, there’s plenty of space for family, guests, or a home office. The bright and inviting layout is complemented by a private fenced yard where you can enjoy gardening, relax with your morning coffee, or let pets play safely. A cozy balcony provides the perfect spot to unwind after a long day. The oversized garage offers ample room for a full-size truck, extra storage, or a workshop space. Best of all, you’ll love the unbeatable location just a short walk to downtown brewery, distillery, shops, restaurants, and everyday amenities. Whether you’re a first-time buyer, downsizing, or looking for an investment opportunity, this adorable home is packed with charm and ready for its next chapter.