



GRASSROOTS

REALTY GROUP

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**248 5 Street
Drumheller, Alberta**

MLS # A2296804



\$499,900

Division:	Nacmine		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,343 sq.ft.	Age:	1986 (40 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	ND
Foundation:	Preserved Wood	Utilities:	-
Features:	See Remarks		

Inclusions: tv wall mounts, garage door opener and remote, fireplace in primary bedroom, play structure in yard, wood shed, shed, tv in kitchen, wall mounted shelving, in wall safe, basketball hoop

Quick possession available! This striking property sits on a large landscaped lot which has versatility, perennials, and extra parking . Inside the home exudes a comfortable and yet modern vibe. The living room features a stone fireplace flanked by custom cabinetry, beautiful light plank flooring and tons of natural light pours through the huge vinyl windows. The kitchen is filled with warm wood cabinetry and storage options, yet still has room for a dining area. There are three bedrooms and 1.5 baths on the main floor. Downstairs, you'll discover a large family room, more bedrooms and/or flex rooms, a laundry room and a full bathroom. The yard is perfect for entertaining and your little ones will love the play structure! Whether you're relaxing on the covered deck or having a fire on the patio, there is plenty of space. Do you need RV parking? There are options for that too! And yes, it has air conditioning (and the unit is only a year old!) There are so many features to this one, it's best to just book a showing and see it for yourself!