



**GRASSROOTS**  
REALTY GROUP

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**716 Bankview Drive  
Drumheller, Alberta**

**MLS # A2301422**



**\$355,000**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,141 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate

**Roof:** Shingle

**Basement:** Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), Dry Bar, Laminate Counters, Separate Entrance

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** Hot tub negotiable

Located in one of Drumheller's most desirable neighbourhoods, this beautifully updated 4-bedroom home offers modern comfort and is truly move-in ready. Thoughtfully renovated throughout, the home features four well-sized bedrooms and two and a half bathrooms. A separate entrance, providing excellent potential for a future suite or rental opportunity. A secondary suite would be subject to approval and permitting by the municipality. The previous owners operated a successful basement short term rental for over 5 years. Whether you're looking for additional income or flexible living arrangements, this setup offers great versatility. The property also includes a double detached heated garage, perfect for storage, parking, or a workshop space.