



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**765 Excelsior Avenue
Drumheller, Alberta**

MLS # A2301963



\$1,200,000

Division:	Wayne		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow with Loft		
Size:	3,774 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached, Double Garage Detached, RV Garage		
Lot Size:	11.60 Acres		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Private		

Heating:	Baseboard, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	7-28-19-W4
Exterior:	Concrete	Zoning:	BD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s)		

Inclusions: Shed, greenhouse, furniture & appliances in suite, ask for list there a lot.

Welcome to a rare opportunity in the heart of the Badlands where space, privacy, and versatility come together on 11.6 acres just minutes from Drumheller. Built in 2011, this impressive property offers almost 3800 ft.² of living space! 2,850 sq ft in the main home is thoughtfully designed for both everyday comfort and long-term flexibility. Inside, you'll find vaulted ceilings, durable plank flooring, gas fireplace & open concept. Two primary suites with walk-in closets, an office or nursery, a library and loads of flex space, this home is ideal for multi generational living, extra income or those who simply want room to spread out. The attached double garage features a fully self contained 1 bedroom legal suite above perfect for extended family, guests, or generating additional income. Comfort and efficiency are dialed in with 3 furnaces, radiant heat, 2 A/C units, and a new hot water tank (2024), plus the added peace of mind of a backup generator and automatic sump pumps. Step outside and take it all in covered front and rear decks, a greenhouse, shed, and a chain-link fenced yard with remote gate access. The gemstone lighting adds a polished touch to the exterior year round. For those who need serious workspace, the 60x48 heated shop is a standout featuring: tin exterior, In-floor heat, 100 amp service, Boiler system & compressor 2 oversized doors (14x14 and 20x14) & New roof There's also a double detached garage for added storage or parking. Topped off with a durable metal roof (4 years old), this property blends rural freedom with zero gravel to travel!. Whether you're looking for income potential, space for a home-based business, or a private retreat with room for everything this one delivers.

Copyright (c) 2026 Yuri Smith. Listing data courtesy of Century 21 Masters. Information is believed to be reliable but not guaranteed.