



**609 1 Street SW  
Drumheller, Alberta**

**MLS # A2302638**



**\$499,900**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,201 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Garage Fac		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Few Trees, Landscaped, Low Maintenance		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	ND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, Open Floorplan		

**Inclusions:** \*\*\*Most of the furniture and additional items in home, garage and yard\*\*\*

\*\*\*SPECTACULAR FULLY DEVELOPED FAMILY HOME WITH AMAZING 32 X 28FT HEATED SHOP\*\*\* Built in 2012 this fully developed bi-level provides a rare opportunity as it is FULLY FURNISHED and ready for the family!!! Some features of this truly immaculate 1,201sqft family home include 5 bedrooms total including spacious primary suite with 3pce ensuite and walk in closet, 3 bathrooms highlighted by an exquisite 3pce with gorgeous tile shower and heated floor, impressive open kitchen, dining room and living room, stainless steel appliances, central air conditioning, rear deck plus stunning fully developed 9ft basement with an abundance of natural light, large family room showcasing luxury vinyl plank flooring, beautiful fireplace and amazing home theatre system!!! As you move outside you'll love the well landscaped 49.5 x 120ft fenced lot, 32 x 28ft oversized heated garage/shop, large stamped concrete patio and relaxing firepit great for entertaining family and friends!!! \*\*\*All on a low maintenance corner lot walking distance to park, playground and shopping\*\*\*