



1258 1 Avenue NW
Drumheller, Alberta

MLS # A2305490



\$519,900

Division:	Midland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,677 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Wood Frame	Zoning:	ND
Foundation:	ICF Block	Utilities:	-
Features:	See Remarks		

Inclusions: window coverings, garden boxes

Your new home awaits in Marshall Estates! This family friendly home is nestled in a quiet cul-de-sac close to schools, parks, and paths. The backyard is huge and new sod is on order so it'll be lush and green for you this summer! The vinyl fence is maintenance free, the garden boxes will stay and there is even room for your RV to park. Enjoy the tall ceilings, light from the huge windows, and the functional floorpan. The kitchen is well equipped with plenty of cabinets, counters, and a corner pantry. There are three living/entertaining rooms- the main floor great room, the downstairs family room, and the massive loft/bonus room over the garage. This home is ready to go- you just have to unpack. Come see the value for yourself.